

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2006 Assessment Roll

**Area Name / Number:** Kingsgate & Queensgate / 73

**Previous Physical Inspection:** 2004

**Improved Sales:**

Number of Sales: 1435

Range of Sale Dates: 1/2003 - 12/2005

**Sales – Improved Valuation Change Summary**

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2005 Value</b>	\$139,600	\$170,700	\$310,300	\$336,500	92.2%	12.24%
<b>2006 Value</b>	\$156,600	\$174,600	\$331,200	\$336,500	98.4%	12.09%
<b>Change</b>	+\$17,000	+\$3,900	+\$20,900		+6.2%	-0.15%
<b>% Change</b>	+12.2%	+2.3%	+6.7%		+6.7%	-1.23%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.15% and -1.23% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	Land	Imps	Total
<b>2005 Value</b>	\$141,900	\$159,200	\$301,100
<b>2006 Value</b>	\$159,200	\$163,800	\$323,000
<b>Percent Change</b>	+12.2%	+2.9%	+7.3%

Number of one to three unit residences in the Population: 6740

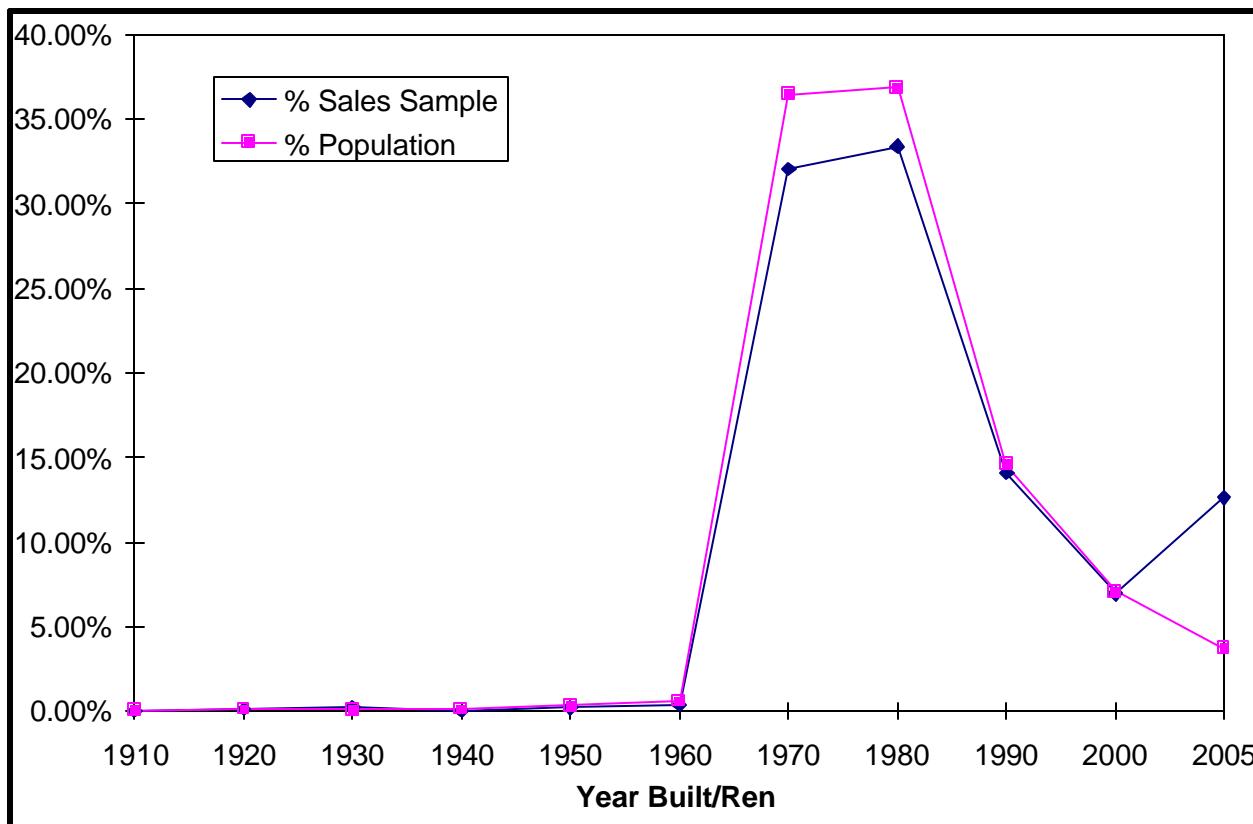
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties in neighborhood 4 had assessment ratios lower than others and the formula adjusted them up more than others. Properties with homes of more than one story, or in good or very good condition, or with grade greater than 8, or properties in neighborhood 1 or 3, or in the plat Cherry Hill Farms, had assessment ratios higher than others and the formula adjusted them up less than others. Properties in the plat Kingsgate 18 had assessment ratios higher than others and the formula adjusted them down. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

### **Sales Sample Representation of Population - Year Built / Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	2	0.14%
1930	3	0.21%
1940	0	0.00%
1950	3	0.21%
1960	5	0.35%
1970	460	32.06%
1980	479	33.38%
1990	202	14.08%
2000	100	6.97%
2005	181	12.61%
	1435	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	4	0.06%
1920	9	0.13%
1930	6	0.09%
1940	8	0.12%
1950	20	0.30%
1960	39	0.58%
1970	2459	36.48%
1980	2486	36.88%
1990	983	14.58%
2000	476	7.06%
2005	250	3.71%
	6740	

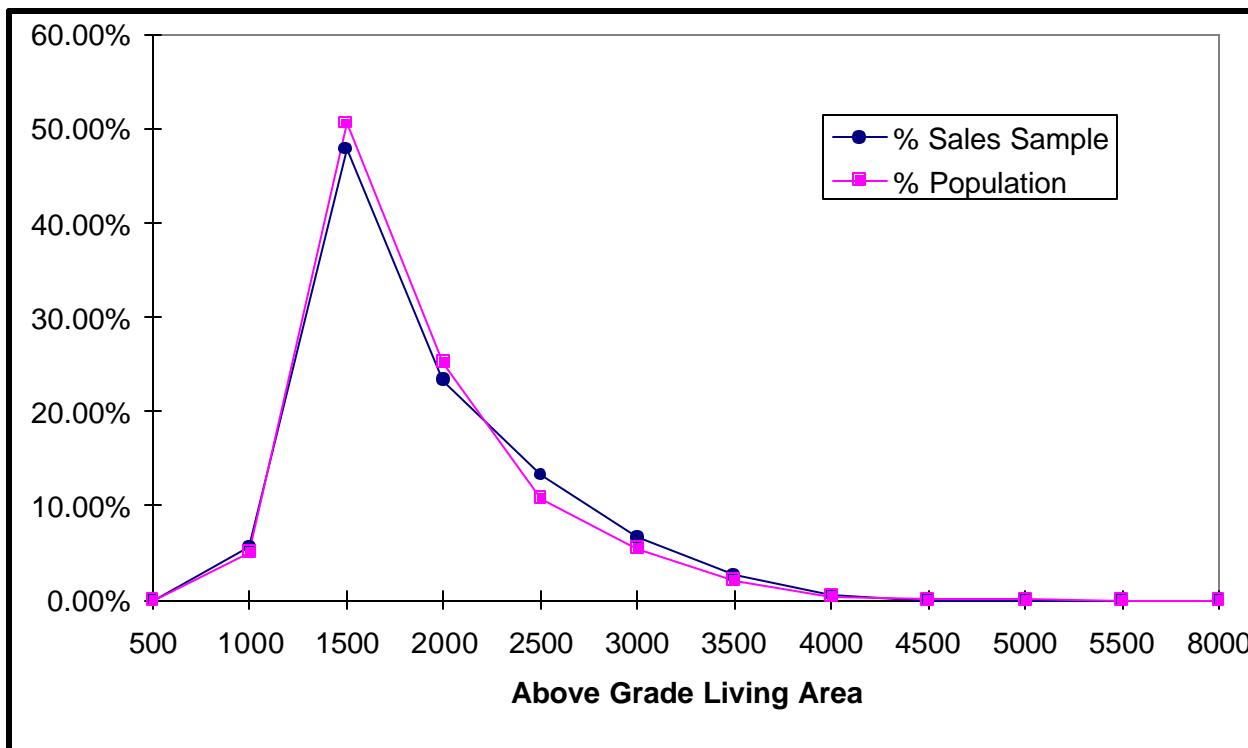


Sales of new homes built in the last few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. Sales of homes built in the late 60's to early 80's are somewhat under-represented in this sample.

## **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	81	5.64%
1500	688	47.94%
2000	335	23.34%
2500	191	13.31%
3000	95	6.62%
3500	37	2.58%
4000	8	0.56%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
8000	0	0.00%
		1435

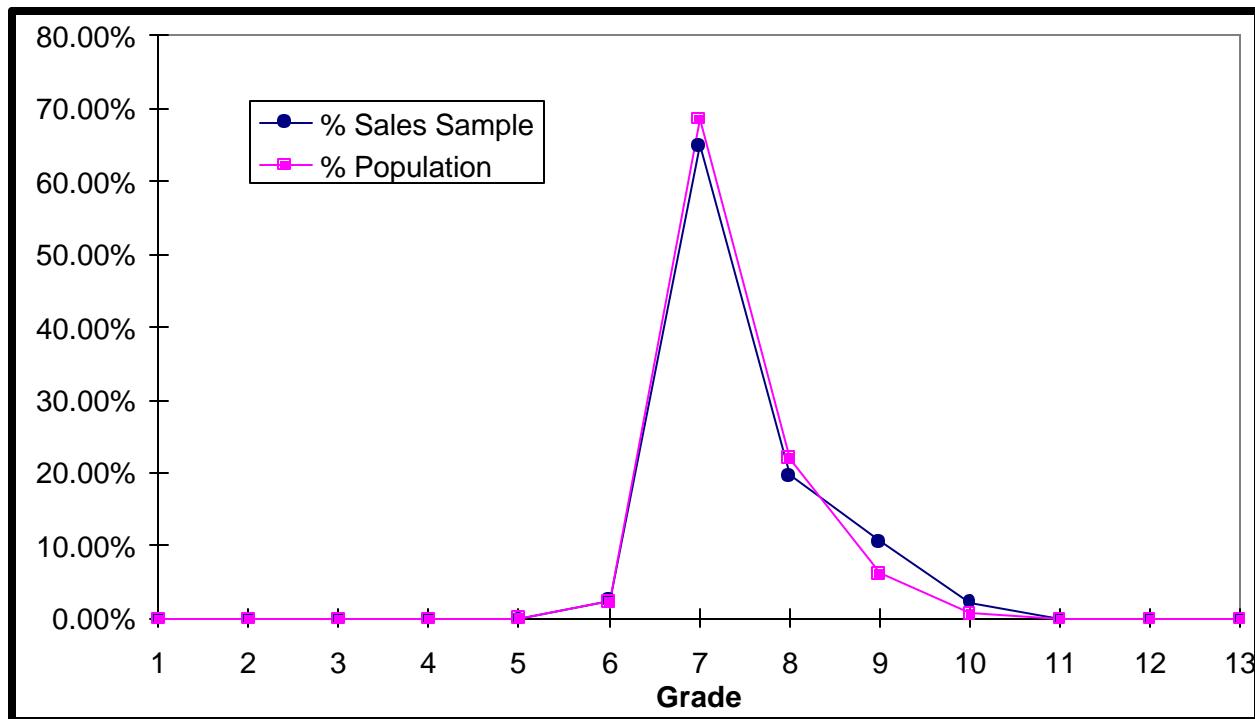
<b>Population</b>		
AGLA	Frequency	% Population
500	0	0.00%
1000	341	5.06%
1500	3418	50.71%
2000	1706	25.31%
2500	727	10.79%
3000	372	5.52%
3500	141	2.09%
4000	30	0.45%
4500	2	0.03%
5000	2	0.03%
5500	0	0.00%
8000	1	0.01%
		6740



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

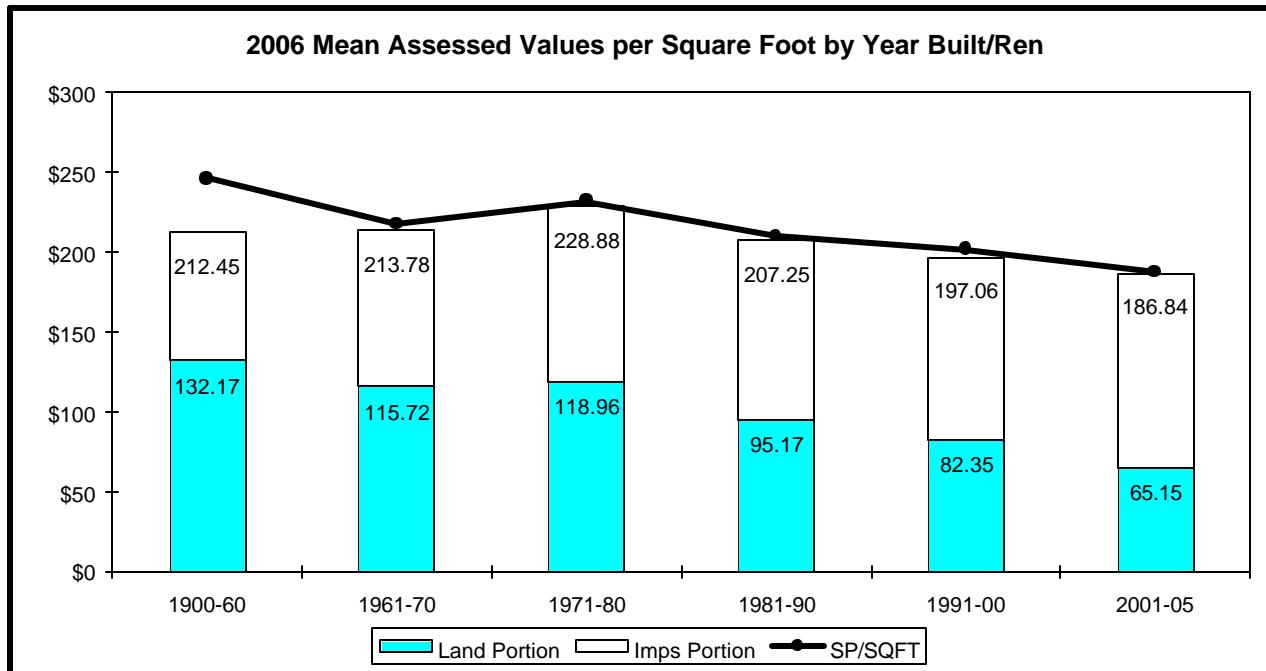
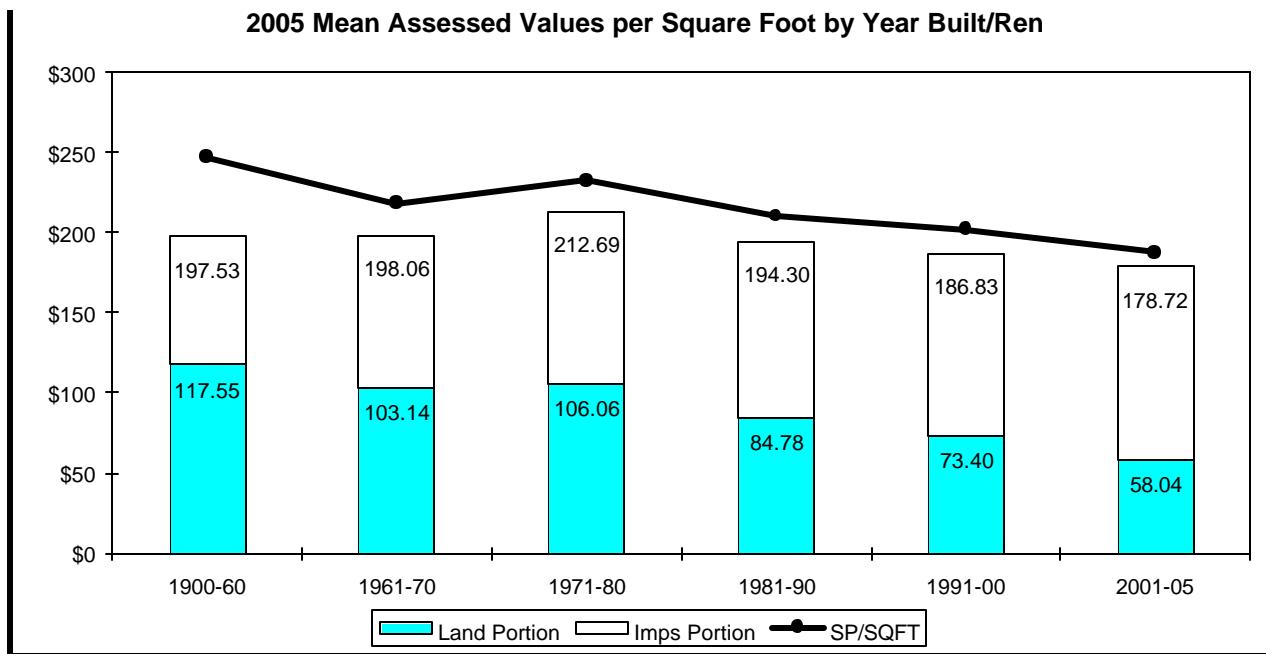
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	0	0.00%	5	2	0.03%
6	36	2.51%	6	160	2.37%
7	932	64.95%	7	4627	68.65%
8	283	19.72%	8	1483	22.00%
9	152	10.59%	9	420	6.23%
10	32	2.23%	10	46	0.68%
11	0	0.00%	11	1	0.01%
12	0	0.00%	12	1	0.01%
13	0	0.00%	13	0	0.00%
1435			6740		



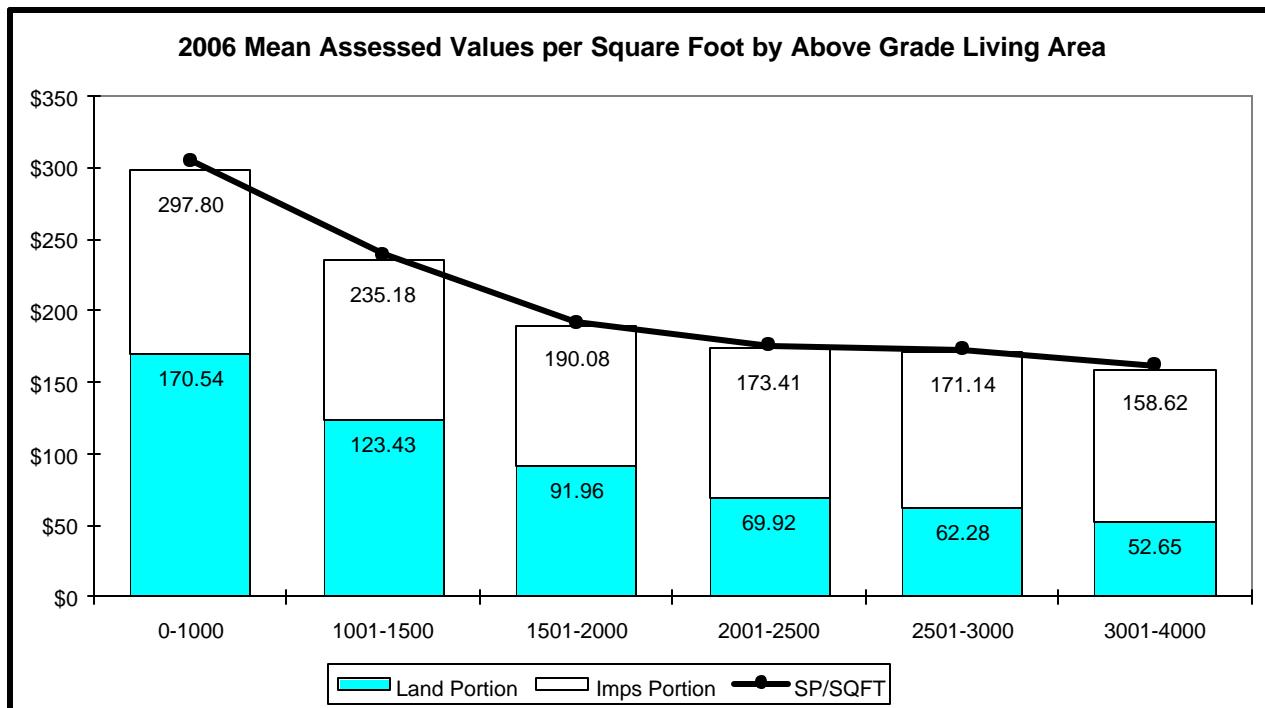
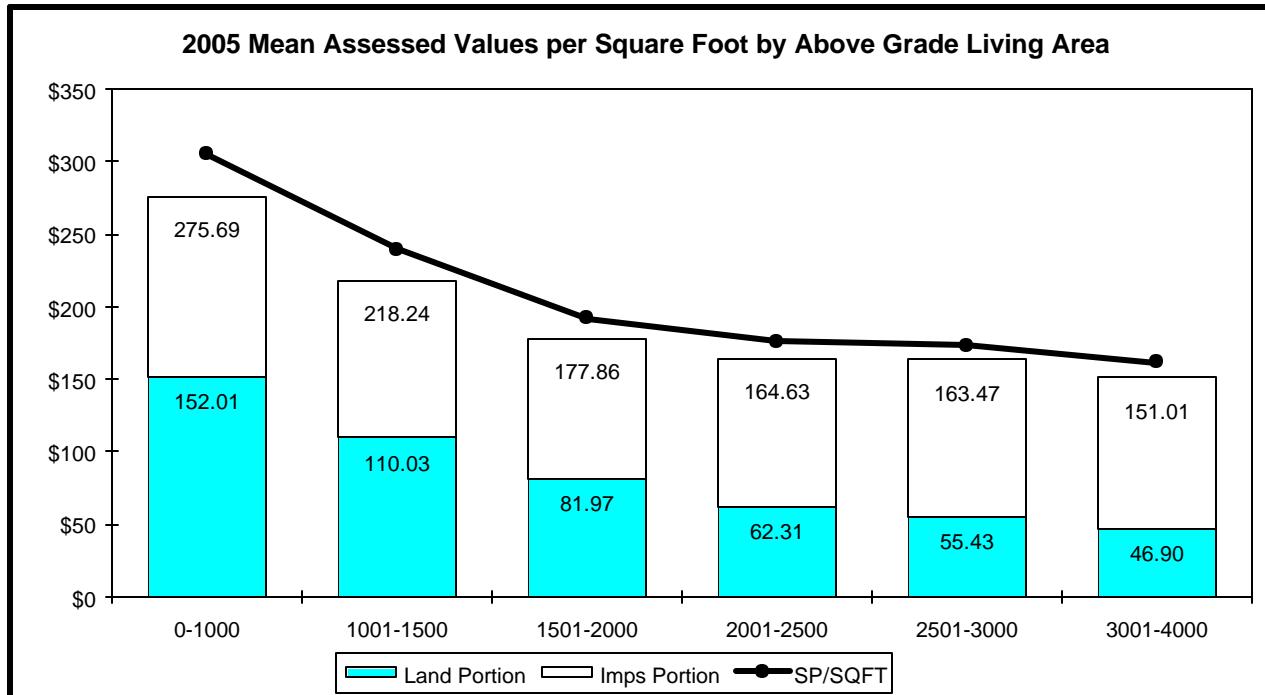
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2005 and 2006 Per Square Foot Values  
By Year Built / Renovated**



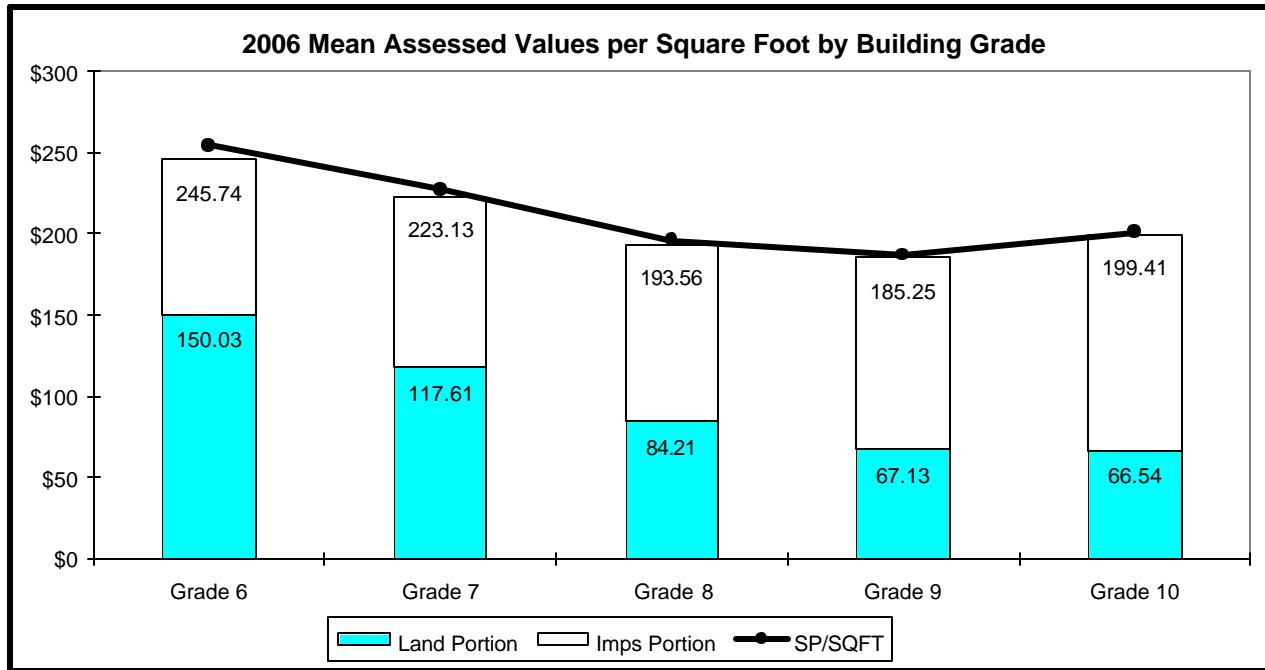
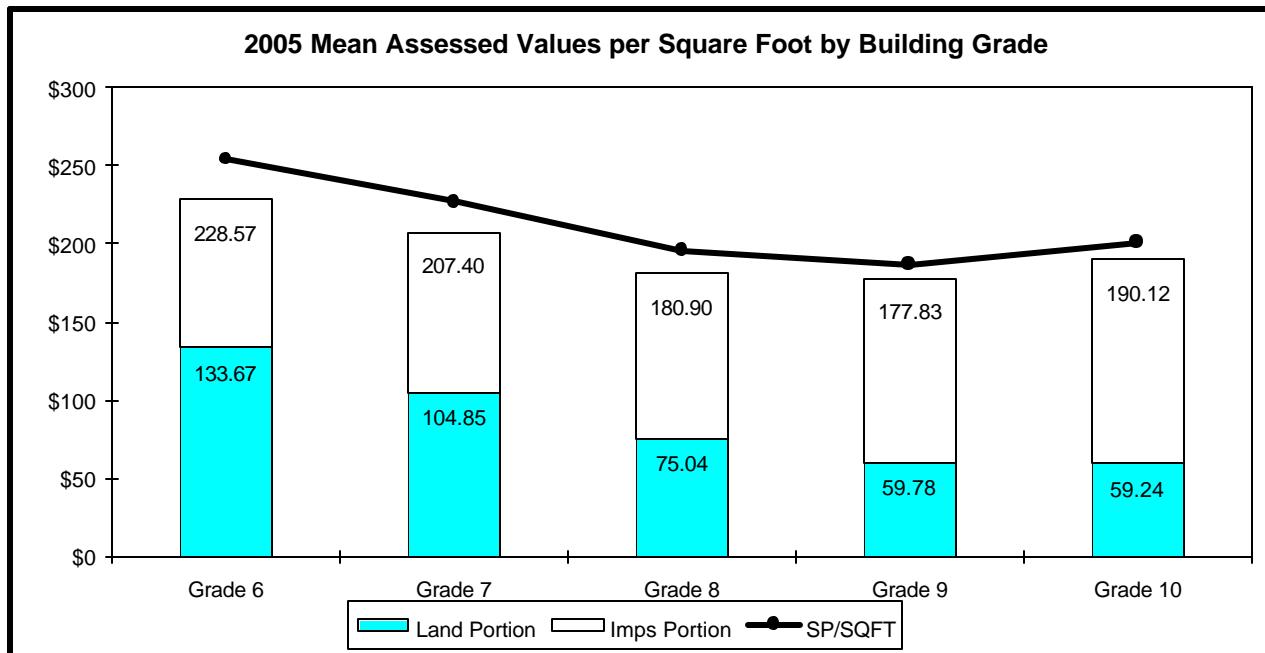
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. Sales in the 1900 through 1960 time range were relatively under represented. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values  
By Above Grade Living Area**

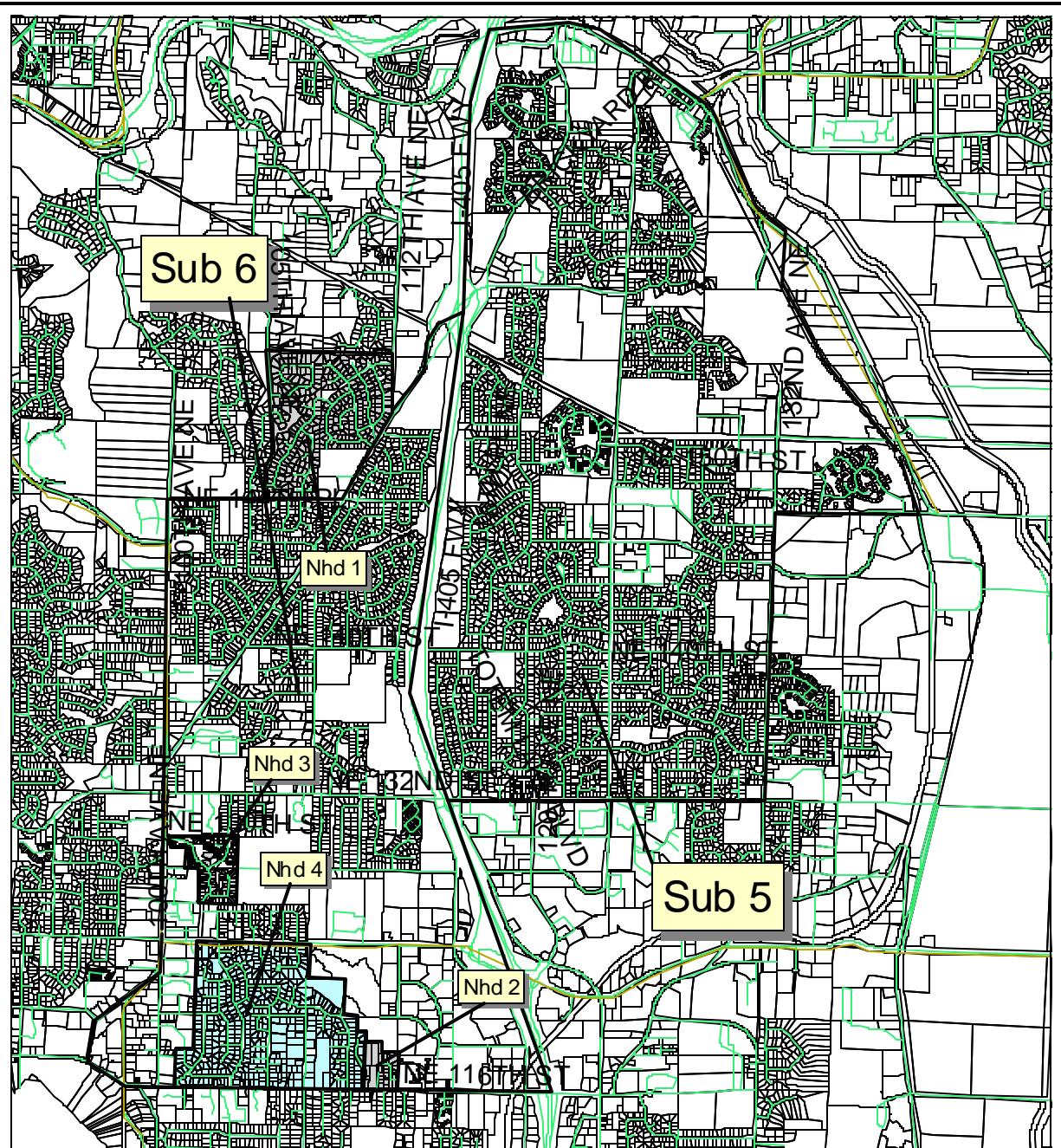


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values  
By Building Grade**



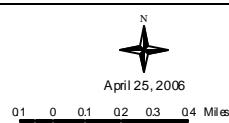
These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



## Area 73 map with Neighborhoods

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representation or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, or incidental damages resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

File Name: TK\_c:\daily\files\map\area73\neighborhood.map



Department of Assessments

### Legend

	Parity.shp
	Survey.shp
	Parcel.shp
	Area 73 data for rhd map.shp
	Area data for nhd map.shp
	0
	1
	2
	3
	4

# **Annual Update Process**

## **Data Utilized**

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## **Sales Screening for Improved Parcel Analysis**

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

## **Land update**

Based on the 12 usable land sales available in the area, and their 2005 Assessment Year assessed values, and with consideration given to the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 12.2% increase in land assessments in the area for the 2006 Assessment Year. The formula is:

$$\text{2007 Land Value} = \text{2006 Land Value} \times 1.126, \text{ with the result rounded down to the next \$1,000.}$$

## **Improved Parcel Update**

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 1435 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties in

### **Improved Parcel Update (continued)**

neighborhood 4 had assessment ratios lower than others and the formula adjusted them up more than others. Properties with homes of more than one story, or in good or very good condition, or with grade greater than 8, or properties in neighborhood 1 or 3, or in the plat Cherry Hill Farms, had assessment ratios higher than others and the formula adjusted them up less than others. Properties in the plat Kingsgate 18 had assessment ratios higher than others and the formula adjusted them down.

The derived adjustment formula is:

$$2006 \text{ Total Value} = 2005 \text{ Total Value} / 0.9173743 + 0.07404555 \text{ (if major = 387500)} + 0.05185325 \text{ (if major = 155250 thru 155252)} + 0.0428345 \text{ (if neighborhood = 1)} + 0.04318062 \text{ (if neighborhood = 3)} - 0.0276866 \text{ (if neighborhood = 4)} + 0.01735591 \text{ (if stories > 1)} + 0.02606245 \text{ (if grade > 8)} + 0.01828258 \text{ (if condition = 4)} + 0.06188038 \text{ (if condition = 5)}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$\text{2006 Improvements Value} = \text{2006 Total Value} \text{ minus } \text{2006 Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, the total % Change indicated by the sales sample is used to arrive at new total value (Previous Total Value \* 1.067) – (New Land Value) = New Improvement Value.
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, the total % Change as indicated by the sales sample is used to arrive at a new total value (Previous Total Value \* 1.067) – (New Land Value) = New Improvement Value.
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

### **Mobile Home Update**

Based on 27 mobile home sales in the area, a separate analysis was done. All of the sales occurred in the Woodcrest Estates Mobile Home Park. The formula is applied only to properties in this park. There is only 1 mobile home property not in this plat in the population. For this parcel the total % Change (1.067%) is used to arrive at its value.

The derived adjustment formula for the mobile homes in Woodcrest Estates is:

$$2007 \text{ Total Value} = 2006 \text{ Total Value} * 1.037$$

### **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 73 Annual Update Model Adjustments

**2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

9.0%

<b>Kingsgate 18</b>	<b>Major 387500</b>	<b>Yes</b>
% Adjustment		-8.14%
<b>Cherry Hill Farms</b>		<b>Yes</b>
<b>Major 155250 thru 155252</b>		
% Adjustment		-5.83%
<b>Neighborhood 1</b>		<b>Yes</b>
% Adjustment		-4.86%
<b>Neighborhood 3</b>		<b>Yes</b>
% Adjustment		-4.90%
<b>Neighborhood 4</b>		<b>Yes</b>
% Adjustment		3.39%
<b>Grade &gt; 8</b>		<b>Yes</b>
% Adjustment		-3.01%
<b>Story &gt; 1</b>		<b>Yes</b>
% Adjustment		-2.02%
<b>Good Condition</b>		<b>Yes</b>
% Adjustment		-2.13%
<b>Very Good Condition</b>		<b>Yes</b>
% Adjustment		-6.89%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a parcel with a 1 story home in average condition in neighborhood 4 would *approximately* receive a 12.39% upward adjustment (9.0% + 3.39%). There are 280 parcels of this type with 44 sales.

A parcel in the Kingsgate 18 plat (all 2 story grade 8 homes in average condition) would *approximately* receive a 1.16% downward adjustment (9.0% - 8.14% - 2.02% = -1.16%).

49% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone. 6% are adjusted greater than and 44% less than the overall.

### Area 73 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
387500	Kingsgate 18	12	21	57%	SE-21-26-5	5	8	2004 & 2005	NE 132nd St and 123rd Ct NE
155250 thru 155252	Cherry Hill Farms	19	84	21%	SW-9-26-5	5	7	1994	NE 165th Pl and 122nd Ave NE

## Area 73 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.984.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
6	36	0.895	0.959	7.2%	0.915	1.003
7	932	0.914	0.982	7.5%	0.974	0.990
8	283	0.923	0.985	6.8%	0.971	1.000
9	152	0.950	0.989	4.2%	0.975	1.003
10	32	0.951	0.998	4.9%	0.962	1.033
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1900-1960	13	0.804	0.864	7.5%	0.774	0.954
1961-1970	460	0.909	0.980	7.8%	0.968	0.991
1971-1980	479	0.918	0.988	7.5%	0.976	0.999
1981-1990	202	0.923	0.983	6.5%	0.966	1.000
1991-2000	100	0.924	0.974	5.4%	0.950	0.998
>2000	181	0.954	0.997	4.5%	0.985	1.010
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Average	1129	0.921	0.984	6.8%	0.977	0.991
Good	290	0.923	0.983	6.6%	0.969	0.997
Very Good	16	0.969	0.990	2.2%	0.944	1.036
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	898	0.910	0.982	7.9%	0.973	0.990
1.5	53	0.904	0.959	6.0%	0.923	0.994
2	483	0.942	0.990	5.1%	0.980	0.999
2.5	1	0.793	0.846	6.7%	na	na
Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<801	16	0.910	0.983	8.0%	0.915	1.052
0801-1000	65	0.901	0.973	8.0%	0.943	1.004
1001-1500	688	0.911	0.981	7.7%	0.972	0.990
1501-2000	335	0.926	0.989	6.8%	0.976	1.002
2001-2500	191	0.935	0.985	5.3%	0.969	1.001
2501-3000	95	0.943	0.988	4.7%	0.968	1.008
3001-4000	45	0.935	0.982	5.0%	0.955	1.009

## Area 73 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.984.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1420	0.921	0.984	6.8%	0.978	0.990
Y	15	0.960	1.006	4.7%	0.946	1.066
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1435	0.922	0.984	6.7%	0.978	0.990
Y	0	0	0	0	0	0
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
5	852	0.927	0.988	6.5%	0.980	0.996
6	583	0.913	0.978	7.2%	0.968	0.988
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<3000	51	0.943	0.982	4.1%	0.946	1.018
3000-5000	161	0.942	0.992	5.2%	0.975	1.009
5001-8000	721	0.922	0.987	7.0%	0.978	0.995
8001-12000	427	0.915	0.980	7.1%	0.968	0.992
12001-16000	46	0.916	0.975	6.5%	0.936	1.015
16001-20000	16	0.899	0.966	7.4%	0.898	1.033
20001-50000	13	0.870	0.937	7.6%	0.822	1.051
Neighborhoods	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	60	0.950	0.986	3.8%	0.958	1.015
3	38	0.955	0.977	2.3%	0.936	1.018
4	93	0.892	0.982	10.1%	0.954	1.011
Other	1244	0.922	0.984	6.7%	0.978	0.991
Stories > 1	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	898	0.910	0.982	7.9%	0.973	0.990
Y	537	0.939	0.987	5.2%	0.978	0.996

## Area 73 Annual Update Ratio Confidence Intervals

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A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.984.

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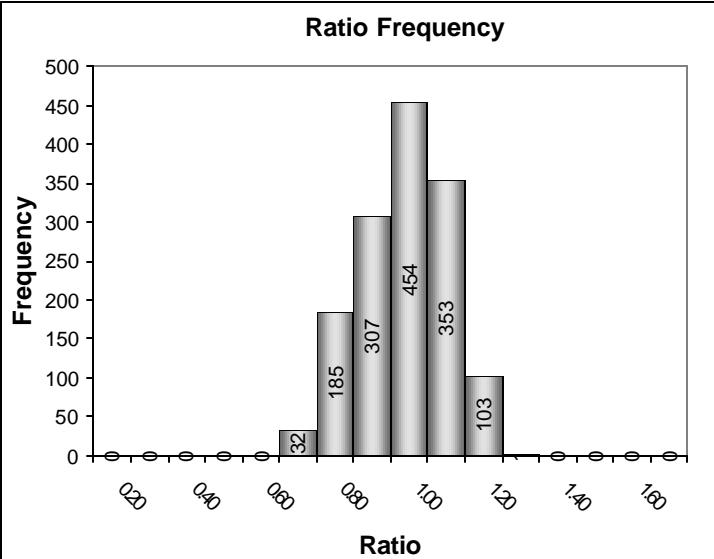
It is difficult to draw valid conclusions when the sales count is low.

Grade > 8	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1251	0.916	0.983	7.3%	0.976	0.989
Y	184	0.950	0.991	4.3%	0.978	1.004
Plats	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Kingsgate 18 Major 387500	12	1.007	0.997	-1.0%	0.977	1.016
Cherry Hill Farms Major 155250, 1, 2	19	0.938	1.013	8.0%	0.944	1.082

# Annual Update Ratio Study Report (Before)

## 2005 Assessments

<b>District/Team:</b> NW / Team - 2	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 3/29/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area</b> 73 / Kingsgate & Queensgate	<b>Appr ID:</b> tkru	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	1435		
<b>Mean Assessed Value</b>	310,300		
<b>Mean Sales Price</b>	336,500		
<b>Standard Deviation AV</b>	73,396		
<b>Standard Deviation SP</b>	85,419		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.934		
<b>Median Ratio</b>	0.944		
<b>Weighted Mean Ratio</b>	0.922		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.605		
<b>Highest ratio:</b>	1.222		
<b>Coefficient of Dispersion</b>	10.01%		
<b>Standard Deviation</b>	0.114		
<b>Coefficient of Variation</b>	12.24%		
<b>Price Related Differential (PRD)</b>	1.013		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.934		
Upper limit	0.953		
<b>95% Confidence: Mean</b>			
Lower limit	0.928		
Upper limit	0.940		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	6740		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.114		
<b>Recommended minimum:</b>	21		
<b>Actual sample size:</b>	1435		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	678		
# ratios above mean:	757		
<b>Z:</b>	2.085		
<b>Conclusion:</b>	Non-normal		



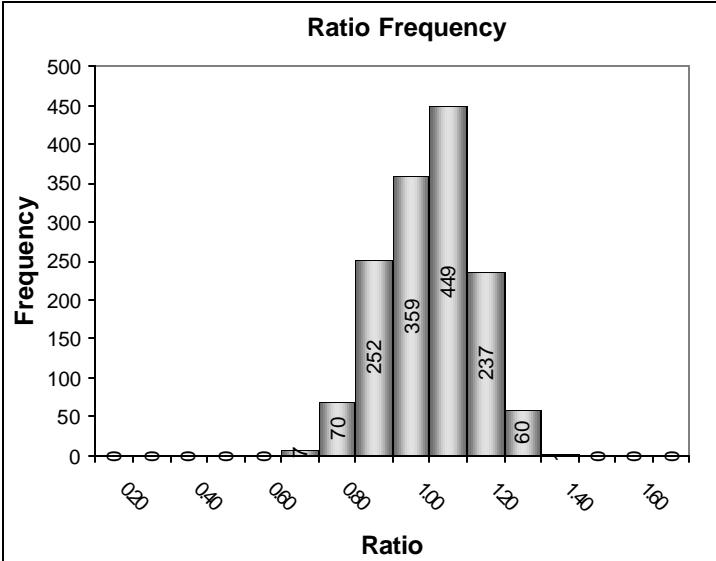
### COMMENTS:

1 to 3 Unit Residences throughout area 73

# Annual Update Ratio Study Report (After)

## 2006 Assessments

<b>District/Team:</b> NW / Team - 2	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 3/29/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area</b> 73 / Kingsgate & Queensgate	<b>Appr ID:</b> tkru	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b> 1435			
<b>Mean Assessed Value</b>	331,200		
<b>Mean Sales Price</b>	336,500		
<b>Standard Deviation AV</b>	74,883		
<b>Standard Deviation SP</b>	85,419		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.998		
<b>Median Ratio</b>	1.007		
<b>Weighted Mean Ratio</b>	0.984		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.658		
<b>Highest ratio:</b>	1.341		
<b>Coefficient of Dispersion</b>	9.81%		
<b>Standard Deviation</b>	0.121		
<b>Coefficient of Variation</b>	12.09%		
<b>Price Related Differential (PRD)</b>	1.014		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	1.000		
Upper limit	1.015		
<b>95% Confidence: Mean</b>			
Lower limit	0.992		
Upper limit	1.005		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	6740		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.121		
<b>Recommended minimum:</b>	23		
<b>Actual sample size:</b>	1435		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	678		
# ratios above mean:	757		
<b>Z:</b>	2.085		
<b>Conclusion:</b>	Non-normal		



### COMMENTS:

1 to 3 Unit Residences throughout area 73

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	387680	0480	9/22/04	265000	770	770	6	1969	3	10120	N	N	12558 NE 156TH ST
005	387680	0510	4/1/05	290000	770	300	6	1969	3	7742	N	N	12708 NE 156TH ST
005	387680	0520	2/19/03	237000	770	770	6	1969	3	7920	N	N	12651 NE 157TH ST
005	387680	0570	12/7/05	332000	770	770	6	1969	3	7800	N	N	12611 NE 157TH ST
005	387680	0690	10/14/04	270000	770	340	6	1969	3	6700	N	N	15651 126TH AV NE
005	387680	0190	7/12/04	262000	790	290	6	1969	3	7500	N	N	12555 NE 156TH ST
005	387680	0320	12/8/03	259950	790	790	6	1969	4	10335	N	N	12636 NE 157TH ST
005	387680	0340	8/13/04	245000	790	110	6	1968	3	7350	N	N	12424 NE 157TH ST
005	387680	0710	10/26/05	283500	1000	0	6	1969	3	8268	N	N	15671 126TH AV NE
005	387680	0710	8/20/03	222000	1000	0	6	1969	3	8268	N	N	15671 126TH AV NE
005	387680	0020	7/11/05	299950	1020	230	6	1969	3	6720	N	N	15653 124TH PL NE
005	387680	0270	1/21/05	265000	1030	0	6	1969	3	7936	N	N	12711 NE 156TH PL
005	387680	0600	12/29/03	242000	1080	0	6	1969	4	7140	N	N	12612 NE 156TH PL
005	212605	9081	8/25/03	307000	1090	570	6	1985	3	15000	N	N	13011 NE 140TH ST
005	337430	0140	8/30/05	273100	1150	0	6	1970	3	9709	N	N	13315 125TH AV NE
005	387680	0350	3/18/05	291500	1150	0	6	1968	3	7350	N	N	12418 NE 157TH ST
005	387680	0350	4/24/03	234000	1150	0	6	1968	3	7350	N	N	12418 NE 157TH ST
005	337430	0170	11/29/05	325900	1170	0	6	1970	3	7140	N	N	13221 125TH AV NE
005	387680	0180	9/2/04	289950	1180	1010	6	1969	5	7500	N	N	12547 NE 156TH ST
005	387680	0130	6/17/04	252900	1320	0	6	1970	3	7000	N	N	12511 NE 156TH ST
005	387680	0140	6/30/05	302000	1320	0	6	1969	4	7000	N	N	12519 NE 156TH ST
005	387680	0200	11/1/03	229250	1360	0	6	1969	4	7370	N	N	12561 NE 156TH ST
005	337430	0190	4/1/04	238000	1440	0	6	1970	3	7210	N	N	13209 125TH AV NE
005	337430	0120	3/24/03	237000	1450	0	6	1970	3	5850	N	N	13323 125TH AV NE
005	337430	0010	9/15/05	337000	1460	0	6	1970	4	8200	N	N	13204 125TH AV NE
005	387680	0080	6/25/05	315000	1550	0	6	1969	4	7575	N	N	15619 125TH PL NE
005	092605	9044	10/13/05	374425	2020	0	6	1930	5	19580	N	N	16807 124TH AV NE
005	320550	0350	12/29/03	283900	760	730	7	1973	4	11820	N	N	11915 NE 133RD PL
005	183991	0110	7/30/03	249000	770	640	7	1972	3	6510	N	N	13441 122ND AV NE
005	183991	0160	12/2/05	340000	770	770	7	1971	3	8400	N	N	13405 122ND AV NE
005	183991	0490	7/13/05	330000	770	770	7	1972	3	7583	N	N	12211 NE 136TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	104901	0660	11/21/05	210000	790	0	7	1973	3	2730	N	N	14700 122ND PL NE
005	104901	0830	1/22/04	149000	790	0	7	1973	3	2670	N	N	12216 NE 148TH CT
005	183991	0030	4/16/03	240490	830	640	7	1971	4	7350	N	N	12228 NE 136TH PL
005	320550	0340	8/21/03	262500	850	250	7	1971	3	11820	N	N	11911 NE 133RD PL
005	104900	0260	6/23/04	198000	880	240	7	1972	3	949	N	N	15001 123RD AV NE
005	104900	0300	8/27/04	209000	880	240	7	1972	3	852	N	N	14907 123RD AV NE
005	183991	0530	11/20/03	245000	890	380	7	1971	4	7220	N	N	12243 NE 136TH PL
005	183991	0200	2/5/03	237000	900	550	7	1970	3	7350	N	N	12211 NE 134TH ST
005	387681	0170	9/28/04	248950	900	0	7	1970	4	9600	N	N	15711 126TH AV NE
005	387681	0180	9/8/04	241500	900	0	7	1970	4	8000	N	N	15705 126TH AV NE
005	387681	0190	4/5/04	249000	900	240	7	1970	3	7208	N	N	12506 NE 157TH ST
005	954290	0290	4/25/05	319500	900	470	7	1970	3	7360	N	N	13613 121ST AV NE
005	701620	0180	8/22/03	259941	920	300	7	1972	3	7345	N	N	11822 NE 156TH ST
005	954290	0090	4/11/05	339000	960	410	7	1969	3	6500	N	N	12116 NE 137TH PL
005	387631	0560	5/19/05	350000	970	880	7	1970	3	9200	N	N	14265 130TH AV NE
005	387631	2040	7/30/03	282000	970	290	7	1969	4	7050	N	N	14145 126TH AV NE
005	387631	2170	6/16/04	290000	980	980	7	1969	3	7070	N	N	12420 NE 141ST WY
005	320540	0120	11/3/03	290000	1010	480	7	1968	5	9200	N	N	13411 121ST AV NE
005	320540	0420	9/22/03	229950	1010	0	7	1968	3	5880	N	N	13515 121ST AV NE
005	320540	0480	4/6/04	255000	1010	0	7	1968	3	8850	N	N	12006 NE 134TH PL
005	320550	0060	9/16/04	240275	1030	0	7	1970	3	7200	N	N	13308 121ST AV NE
005	701610	0440	7/28/04	275000	1030	400	7	1970	4	7650	N	N	11813 NE 153RD ST
005	183991	0180	1/14/03	207000	1040	0	7	1971	3	10560	N	N	12201 NE 134TH ST
005	328830	0850	8/18/04	269604	1040	300	7	1972	3	19456	N	N	11631 NE 148TH CT
005	092720	0330	12/31/03	276500	1050	360	7	1975	3	7314	N	N	12502 NE 140TH ST
005	278793	0210	5/27/04	291000	1050	770	7	1973	3	7050	N	N	13203 129TH PL NE
005	371550	0170	5/31/05	310000	1050	340	7	1977	3	10280	N	N	13832 125TH AV NE
005	371550	0170	1/30/03	247000	1050	340	7	1977	3	10280	N	N	13832 125TH AV NE
005	104900	0180	10/25/05	324950	1060	540	7	1972	3	3654	N	N	15014 122ND PL NE
005	183992	0030	6/18/03	263000	1060	370	7	1969	4	9559	N	N	13805 121ST AV NE
005	866326	0410	5/25/05	340000	1070	280	7	1987	3	8826	N	N	12157 NE 134TH CT

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	092720	0160	5/27/05	349900	1080	430	7	1977	3	5250	N	N	12402 NE 141ST PL
005	183991	0090	10/7/04	235000	1080	370	7	1970	3	5580	N	N	13449 122ND AV NE
005	255866	0320	7/26/04	288750	1080	530	7	1976	3	6900	N	N	13414 129TH PL NE
005	255866	0320	12/17/03	259000	1080	530	7	1976	3	6900	N	N	13414 129TH PL NE
005	320550	0130	11/10/04	300000	1080	530	7	1969	3	7650	N	N	12114 NE 134TH ST
005	387631	2500	11/5/03	260000	1080	380	7	1975	3	8400	N	N	14631 124TH PL NE
005	387648	0180	3/10/05	319400	1080	680	7	1979	3	11685	N	N	12911 NE 147TH PL
005	104900	0080	10/21/03	229000	1090	0	7	1972	4	4565	N	N	15013 122ND PL NE
005	212605	9148	10/13/05	367000	1090	800	7	1981	3	10328	N	N	11629 NE 140TH ST
005	320550	0110	10/8/03	280000	1090	530	7	1969	3	9600	N	N	12115 NE 134TH ST
005	328830	0150	5/12/03	274900	1090	430	7	1972	3	7875	N	N	14822 119TH PL NE
005	328830	0880	10/2/03	252577	1090	800	7	1972	3	16140	N	N	11707 NE 148TH PL
005	104901	0150	2/12/05	314950	1100	600	7	1972	3	4200	N	N	12113 NE 151ST ST
005	162605	9059	11/7/05	342500	1100	620	7	1979	3	15364	N	N	11601 NE 155TH ST
005	162605	9059	7/9/03	246000	1100	620	7	1979	3	15364	N	N	11601 NE 155TH ST
005	183990	0040	11/2/04	325450	1100	1060	7	1968	4	6660	N	N	13216 118TH AV NE
005	387600	0050	7/8/03	246000	1100	500	7	1967	3	10125	N	N	13323 115TH AV NE
005	387600	0060	4/19/05	297500	1100	410	7	1967	3	8840	N	N	13405 115TH AV NE
005	387600	0390	8/25/05	342000	1100	620	7	1967	3	7980	N	N	11525 NE 140TH ST
005	387600	0420	6/6/05	314500	1100	400	7	1967	3	7524	N	N	11507 NE 140TH ST
005	387631	0290	7/17/03	267750	1100	300	7	1975	4	5356	N	N	12806 NE 141ST WY
005	866317	0010	4/21/05	307000	1100	0	7	1988	3	6719	N	N	13204 128TH AV NE
005	092720	0210	6/28/05	350000	1110	650	7	1977	3	4500	N	N	12437 NE 141ST PL
005	092720	0300	8/31/04	310000	1110	850	7	1976	3	6300	N	N	14011 125TH PL NE
005	255865	0020	6/25/04	305950	1110	530	7	1974	4	7125	N	N	13512 129TH PL NE
005	255867	0230	12/23/04	330000	1110	780	7	1975	3	6825	N	N	13529 131ST PL NE
005	259770	0170	8/24/05	389950	1110	0	7	1968	3	8050	N	N	14422 120TH PL NE
005	328830	0760	4/1/05	299950	1110	500	7	1969	4	7875	N	N	14821 116TH PL NE
005	328830	0760	4/23/03	252500	1110	500	7	1969	4	7875	N	N	14821 116TH PL NE
005	328830	0900	8/25/05	350000	1110	420	7	1971	3	16450	N	N	11719 NE 148TH PL
005	387631	0120	10/8/04	324000	1110	530	7	1973	3	7490	N	N	14131 126TH PL NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	387631	0920	6/7/04	269000	1110	700	7	1974	3	6930	N	N	14404 130TH AV NE
005	387631	1310	5/19/05	347000	1110	650	7	1974	3	7020	N	N	14434 129TH AV NE
005	387631	1360	6/18/04	290000	1110	360	7	1975	3	10578	N	N	12925 NE 145TH PL
005	387631	1410	2/10/05	323500	1110	380	7	1975	3	4848	N	N	12940 NE 145TH PL
005	387631	1410	9/13/04	250000	1110	380	7	1975	3	4848	N	N	12940 NE 145TH PL
005	387631	1590	5/17/04	265000	1110	440	7	1974	3	7980	N	N	14439 129TH AV NE
005	320540	0470	5/22/03	255000	1120	0	7	1968	3	7920	N	N	12012 NE 134TH PL
005	212605	9051	5/12/04	314950	1130	950	7	1993	3	13483	N	N	12633 NE 140TH ST
005	255864	0010	4/30/03	277000	1130	830	7	1974	3	10695	N	N	12715 NE 136TH ST
005	255864	0170	9/29/05	280000	1130	360	7	1974	3	7865	N	N	13617 129TH PL NE
005	328830	0050	9/13/05	420000	1130	1130	7	1969	3	9660	N	N	14516 118TH AV NE
005	387630	0360	6/9/04	287500	1130	810	7	1975	3	17825	N	N	12244 NE 140TH ST
005	670660	0120	8/14/03	280000	1130	750	7	1977	3	7236	N	N	12217 NE 139TH PL
005	255874	0100	10/7/04	275000	1140	0	7	1989	3	7201	N	N	12707 NE 132ND PL
005	387631	1380	3/14/05	315000	1140	350	7	1975	4	7700	N	N	12937 NE 145TH PL
005	092720	0020	3/11/04	275000	1150	360	7	1975	3	7245	N	N	14010 125TH PL NE
005	320550	0330	8/21/03	269600	1150	650	7	1969	3	7125	N	N	11914 NE 133RD PL
005	104900	0730	2/28/05	199950	1160	0	7	1972	3	1848	N	N	12308 NE 149TH CT
005	104900	0740	11/19/03	164280	1160	0	7	1972	3	1848	N	N	12306 NE 149TH CT
005	104900	0860	2/25/03	163500	1160	0	7	1972	3	1848	N	N	12315 NE 150TH CT
005	255865	0120	6/22/04	329950	1160	360	7	1976	3	7700	N	N	13029 NE 134TH PL
005	387620	1440	6/20/03	248900	1160	570	7	1968	3	9520	N	N	11830 NE 140TH PL
005	387620	1490	2/22/05	321450	1160	540	7	1968	3	9025	N	N	11831 NE 140TH PL
005	387631	0230	3/18/05	342000	1160	360	7	1972	3	7000	N	N	12635 NE 141ST WY
005	387631	2340	11/26/03	284500	1160	450	7	1976	3	7560	N	N	14713 125TH AV NE
005	387631	3060	4/26/04	307500	1160	820	7	1976	4	8100	N	N	14617 128TH AV NE
005	701610	0380	3/8/05	343000	1160	750	7	1970	4	8947	N	N	15206 118TH AV NE
005	701620	0290	8/6/03	264950	1160	870	7	1972	3	8364	N	N	15506 118TH PL NE
005	951320	0090	8/22/03	285000	1160	630	7	1985	3	7376	N	N	12516 NE 168TH CT
005	155250	0060	8/11/04	350000	1170	420	7	1994	3	8135	N	N	12223 NE 169TH PL
005	183992	0090	10/21/05	358000	1170	810	7	1969	3	7920	N	N	12013 NE 138TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	183992	0140	5/7/04	275500	1170	740	7	1969	3	12400	N	N	13712 121ST AV NE
005	255860	0150	11/11/05	397500	1170	630	7	1972	4	4185	N	N	12414 NE 137TH PL
005	387631	0360	9/23/04	275000	1170	360	7	1970	3	10500	N	N	14218 128TH AV NE
005	387631	0700	3/8/05	328000	1170	880	7	1970	3	9430	N	N	14272 130TH PL NE
005	387631	0790	9/2/05	353950	1170	430	7	1972	3	9845	N	N	13110 NE 143RD ST
005	387631	2070	10/10/03	255000	1170	400	7	1968	3	7760	N	N	12502 NE 141ST WY
005	701631	0100	12/12/05	275500	1170	850	7	1972	3	5400	N	N	11917 NE 159TH ST
005	701631	0110	11/17/05	417500	1170	850	7	1972	3	9100	N	N	11922 NE 159TH ST
005	701631	0340	8/25/04	308000	1170	850	7	1972	3	6600	N	N	11819 NE 158TH ST
005	701631	0360	4/25/03	283000	1170	850	7	1973	4	5885	N	N	11826 NE 158TH ST
005	255861	0080	4/1/04	275000	1180	820	7	1973	3	5564	N	N	13525 127TH AV NE
005	255864	0280	12/16/04	325000	1180	420	7	1974	3	5525	N	N	13629 128TH AV NE
005	255867	0380	6/23/04	333900	1180	780	7	1975	4	7600	N	N	12916 NE 136TH PL
005	255869	0070	8/26/03	273950	1180	870	7	1977	4	9000	N	N	12707 NE 135TH ST
005	278793	0070	10/10/05	402100	1180	470	7	1973	4	7296	N	N	12909 NE 133RD PL
005	278793	0170	12/13/05	324000	1180	0	7	1974	3	6862	N	N	13231 129TH PL NE
005	387620	0070	5/20/03	284000	1180	340	7	1967	3	7500	N	N	14112 119TH AV NE
005	387620	0170	3/23/05	296000	1180	440	7	1967	3	7300	N	N	12111 NE 142ND PL
005	387620	0540	5/25/04	298000	1180	460	7	1967	3	8500	N	N	14278 120TH PL NE
005	387620	0550	6/1/04	290000	1180	450	7	1967	3	8500	N	N	14284 120TH PL NE
005	387620	1040	1/23/04	260000	1180	320	7	1967	3	8190	N	N	11881 NE 142ND PL
005	387620	1400	4/25/05	345000	1180	340	7	1968	3	8500	N	N	14040 118TH AV NE
005	387631	0170	6/26/03	284950	1180	440	7	1975	4	8255	N	N	14116 126TH PL NE
005	387631	0710	3/1/05	280000	1180	260	7	1970	3	9200	N	N	14271 131ST AV NE
005	387631	1290	5/19/05	370000	1180	500	7	1974	3	7544	N	N	12912 NE 144TH PL
005	387631	2640	6/15/05	403000	1180	360	7	1975	3	13050	N	N	14624 125TH AV NE
005	155252	0050	3/5/03	287500	1190	420	7	1994	3	16318	N	N	16906 123RD PL NE
005	162605	9143	12/15/04	255000	1190	0	7	1979	3	10454	N	N	11611 NE 155TH ST
005	255861	0240	11/27/05	361000	1190	390	7	1973	3	8625	N	N	12720 NE 138TH ST
005	255863	0190	7/23/04	319500	1190	320	7	1974	3	7566	N	N	13706 129TH PL NE
005	255867	0150	12/7/05	345000	1190	300	7	1975	3	6825	N	N	13504 131ST PL NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	387631	1560	5/14/04	305500	1190	350	7	1976	4	6650	N	N	12855 NE 145TH PL
005	387631	3150	1/7/03	290000	1190	380	7	1976	4	8446	N	N	14644 128TH AV NE
005	155250	0160	6/9/05	370000	1200	420	7	1994	3	7200	N	N	12204 NE 169TH ST
005	183992	0170	3/20/03	252000	1200	0	7	1969	4	7350	N	N	13814 121ST AV NE
005	255868	0040	11/10/05	370000	1200	400	7	1974	4	8400	N	N	12832 NE 139TH CT
005	255873	0050	10/1/03	291950	1200	350	7	1984	3	7207	N	N	13538 124TH CT NE
005	255873	0150	1/20/05	332000	1200	310	7	1983	3	7365	N	N	12448 NE 136TH PL
005	259770	0150	10/23/03	238500	1200	0	7	1967	4	7000	N	N	14430 120TH PL NE
005	387631	1870	11/20/03	285000	1200	820	7	1969	3	7210	N	N	14137 128TH AV NE
005	387631	1930	4/19/05	342000	1200	820	7	1969	4	8000	N	N	12602 NE 141ST WY
005	387631	2050	12/1/05	350000	1200	720	7	1969	3	7350	N	N	14137 126TH AV NE
005	701620	0020	2/16/05	313500	1200	420	7	1970	3	7725	N	N	11911 NE 155TH ST
005	701631	0330	7/18/03	284950	1200	420	7	1972	4	8715	N	N	11811 NE 158TH ST
005	092720	0360	2/2/05	357000	1210	0	7	1969	3	9369	N	N	12410 NE 140TH ST
005	104900	0230	8/25/04	240000	1210	410	7	1972	3	1334	N	N	15007 123RD AV NE
005	387620	0140	12/22/04	345900	1210	460	7	1968	4	8560	N	N	12003 NE 142ND PL
005	670660	0230	5/31/05	340000	1210	400	7	1977	3	8000	N	N	12209 NE 138TH PL
005	255863	0350	4/26/05	335000	1220	840	7	1974	3	6958	N	N	13909 129TH PL NE
005	255865	0240	4/27/05	335000	1220	420	7	1976	3	6825	N	N	12942 NE 136TH ST
005	387620	1090	4/19/04	277000	1220	0	7	1968	3	8500	N	N	11828 NE 142ND ST
005	387631	1640	11/6/03	264950	1220	500	7	1974	3	7820	N	N	12807 NE 144TH WY
005	387631	1730	6/12/03	299950	1220	600	7	1972	4	11000	N	N	14313 130TH AV NE
005	387631	2580	8/1/05	345000	1220	620	7	1975	3	9380	N	N	12431 NE 146TH PL
005	387631	2820	2/20/03	268500	1220	950	7	1976	3	7000	N	N	12513 NE 148TH ST
005	387631	3010	4/8/04	291000	1220	620	7	1976	3	8960	N	N	14653 128TH AV NE
005	387681	0100	2/17/04	240500	1220	0	7	1970	3	7210	N	N	12604 NE 157TH ST
005	255860	0060	3/4/03	282750	1230	420	7	1972	4	7272	N	N	12507 NE 137TH PL
005	255863	0300	5/3/05	299950	1230	0	7	1974	3	7350	N	N	13926 129TH PL NE
005	255866	0220	3/17/05	354000	1230	410	7	1976	4	7650	N	N	13422 128TH PL NE
005	255866	0230	6/10/04	316000	1230	500	7	1976	3	7728	N	N	12827 NE 135TH ST
005	255869	0040	3/24/03	295000	1230	870	7	1977	3	8000	N	N	13321 127TH PL NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	278793	0030	6/10/04	273193	1230	0	7	1972	3	5250	N	N	12912 NE 132ND PL
005	387631	1450	10/20/05	390000	1230	410	7	1975	4	6240	N	N	12916 NE 145TH PL
005	387631	2380	2/24/04	285000	1230	670	7	1975	4	7210	N	N	14621 125TH AV NE
005	387631	3070	12/1/03	307500	1230	410	7	1976	4	8610	N	N	14609 128TH AV NE
005	701631	0480	3/4/05	349950	1230	860	7	1973	4	7210	N	N	15709 119TH AV NE
005	701631	0480	4/13/04	303850	1230	860	7	1973	4	7210	N	N	15709 119TH AV NE
005	946591	0410	5/6/03	259900	1230	100	7	1947	4	12787	N	N	16006 124TH AV NE
005	255870	0140	8/19/03	282000	1240	860	7	1978	4	8505	N	N	13305 127TH PL NE
005	255871	0010	6/17/04	302000	1240	920	7	1977	4	8008	N	N	13202 130TH PL NE
005	255872	0020	10/22/03	274950	1240	860	7	1977	3	13275	N	N	12415 NE 134TH PL
005	328830	0010	8/3/05	313000	1240	0	7	1969	3	7488	N	N	14478 119TH PL NE
005	371550	0310	12/30/05	360000	1240	320	7	1969	3	9000	N	N	13905 126TH AV NE
005	387630	0540	5/18/05	367000	1240	300	7	1968	4	7350	N	N	12131 NE 141ST ST
005	387631	0010	3/24/03	252500	1240	790	7	1975	3	8700	N	N	12403 NE 141ST WY
005	387631	0020	7/11/03	259950	1240	620	7	1975	3	7200	N	N	12409 NE 141ST WY
005	387631	1790	7/2/03	278000	1240	580	7	1974	4	7600	N	N	12716 NE 142ND CT
005	387631	2440	5/11/04	325900	1240	200	7	1975	5	8400	N	N	14638 124TH PL NE
005	701600	0150	11/10/03	260000	1240	770	7	1968	3	7280	N	N	15015 116TH PL NE
005	951320	0240	11/18/05	433000	1240	420	7	1984	3	6845	Y	N	16913 126TH AV NE
005	951320	0240	9/26/03	320000	1240	420	7	1984	3	6845	N	N	16913 126TH AV NE
005	387620	1390	5/20/03	255000	1250	0	7	1968	3	8500	N	N	14032 118TH AV NE
005	866337	0070	4/6/05	387000	1250	340	7	1989	3	8670	N	N	12252 NE 133RD PL
005	092720	0180	6/1/04	277000	1260	0	7	1969	3	11250	N	N	12408 NE 141ST ST
005	104900	0060	3/26/05	282000	1260	0	7	1972	3	5612	N	N	12202 NE 149TH PL
005	104901	0200	1/27/05	279000	1260	0	7	1972	3	5530	N	N	12112 NE 150TH ST
005	104901	0250	7/26/04	261500	1260	0	7	1972	3	5550	N	N	12109 NE 150TH ST
005	255866	0190	6/9/04	297500	1260	470	7	1976	3	6500	N	N	12816 NE 134TH PL
005	255872	0130	4/22/03	299950	1260	430	7	1977	3	8000	N	N	13313 127TH PL NE
005	320550	0020	12/15/03	245000	1260	0	7	1971	3	7200	N	N	13210 121ST AV NE
005	320550	0240	4/9/03	276500	1260	720	7	1973	3	6864	N	N	12012 NE 133RD PL
005	866337	0020	3/7/05	352950	1260	350	7	1988	3	6911	N	N	12243 NE 133RD PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	951320	0210	8/2/04	387500	1260	660	7	1984	3	12928	Y	N	16906 126TH AV NE
005	104901	0050	3/8/05	280000	1270	0	7	1972	3	6760	N	N	15122 122ND CT NE
005	104901	0050	2/3/04	249000	1270	0	7	1972	3	6760	N	N	15122 122ND CT NE
005	104901	0050	3/4/03	206000	1270	0	7	1972	3	6760	N	N	15122 122ND CT NE
005	183991	0020	5/27/04	289000	1270	170	7	1972	3	7350	N	N	12234 NE 136TH PL
005	701620	0050	12/22/05	316900	1270	0	7	1971	3	8100	N	N	11902 NE 155TH ST
005	701631	0260	7/18/05	369950	1270	930	7	1973	3	7725	N	N	15905 118TH PL NE
005	951320	0150	4/17/03	271500	1270	520	7	1984	3	8744	N	N	16720 126TH AV NE
005	328810	0370	9/17/03	269000	1280	0	7	1965	3	8132	N	N	14401 119TH PL NE
005	387648	0320	3/11/04	282000	1280	0	7	1979	4	7722	N	N	14707 129TH AV NE
005	638620	0010	12/13/05	346100	1280	0	7	1986	3	8022	N	N	13127 NE 137TH PL
005	255864	0110	10/20/04	338800	1290	980	7	1973	4	6272	N	N	12837 NE 136TH ST
005	371550	0100	8/12/04	294000	1290	180	7	1969	3	7560	N	N	12538 NE 138TH PL
005	387620	0670	5/19/03	227500	1290	0	7	1967	4	6800	N	N	14254 121ST AV NE
005	387631	2880	8/25/03	225000	1290	0	7	1976	3	7300	N	N	14625 127TH AV NE
005	387631	2960	5/19/04	236000	1290	0	7	1976	3	9825	N	N	14630 127TH AV NE
005	387682	0100	1/3/03	235000	1290	0	7	1976	3	6380	N	N	12520 NE 154TH ST
005	387682	0130	4/25/03	231000	1290	0	7	1976	3	4650	N	N	12504 NE 154TH ST
005	387682	0160	11/17/05	291000	1290	0	7	1976	3	7200	N	N	15401 125TH PL NE
005	387682	0300	10/16/03	235000	1290	0	7	1976	3	7600	N	N	15400 127TH PL NE
005	387682	0310	2/4/03	224900	1290	0	7	1976	3	7373	N	N	15406 127TH PL NE
005	387682	0320	11/8/04	230000	1290	0	7	1976	3	7070	N	N	15412 127TH PL NE
005	670660	0090	12/3/04	310000	1290	670	7	1977	4	8000	N	N	12203 NE 139TH PL
005	104900	0560	5/10/05	220500	1300	0	7	1972	3	2064	N	N	12321 NE 149TH ST
005	155251	0350	1/28/04	311000	1300	760	7	1994	3	8434	N	N	16604 122ND AV NE
005	162605	9033	9/27/05	357000	1300	0	7	1923	3	35517	N	N	14523 132ND AV NE
005	255860	0170	3/28/05	337000	1300	500	7	1972	3	9112	N	N	12406 NE 137TH PL
005	255865	0170	4/29/04	325000	1300	1040	7	1974	3	7200	N	N	13122 NE 134TH PL
005	255869	0110	6/4/04	318300	1300	1060	7	1977	3	7875	N	N	12708 NE 135TH ST
005	320540	0350	6/29/04	293500	1300	0	7	1968	3	8500	N	N	13600 120TH AV NE
005	320540	0460	11/10/05	338500	1300	0	7	1968	3	7440	N	N	13421 121ST AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	320550	0080	12/23/05	315000	1300	0	7	1969	3	13000	N	N	13326 121ST AV NE
005	320550	0280	3/24/05	305500	1300	0	7	1969	3	5439	N	N	13318 120TH AV NE
005	328820	0160	4/23/04	329950	1300	620	7	1968	4	9450	N	N	11751 NE 143RD ST
005	328830	0070	6/12/05	376500	1300	400	7	1969	3	10120	N	N	14532 119TH AV NE
005	328830	0750	9/10/03	283000	1300	670	7	1969	4	7875	N	N	14827 116TH PL NE
005	701600	0050	9/1/04	315000	1300	520	7	1968	3	7600	N	N	15227 116TH PL NE
005	701600	0140	3/18/05	317000	1300	470	7	1968	3	7210	N	N	15021 116TH PL NE
005	701600	0540	12/16/04	310000	1300	450	7	1968	3	7200	N	N	15032 116TH PL NE
005	701600	0700	5/23/05	360050	1300	550	7	1968	3	6900	N	N	11630 NE 155TH ST
005	951320	0310	6/29/04	334950	1300	500	7	1983	3	6632	Y	N	16900 124TH AV NE
005	954290	0130	12/2/04	234000	1300	0	7	1970	3	14025	N	N	13704 121ST AV NE
005	954290	0280	1/14/05	295000	1300	0	7	1970	3	7700	N	N	13619 121ST AV NE
005	025500	0290	5/30/03	275000	1310	700	7	1986	3	5452	N	N	16507 126TH AV NE
005	104901	0720	7/7/05	205000	1310	0	7	1973	3	2150	N	N	14711 122ND PL NE
005	104901	0740	3/15/05	200000	1310	0	7	1973	3	1968	N	N	14707 122ND PL NE
005	104901	0760	5/23/05	203000	1310	0	7	1973	3	2050	N	N	14703 122ND PL NE
005	104901	0790	12/16/05	264000	1310	0	7	1973	3	2184	N	N	12211 NE 148TH CT
005	104901	0820	4/15/04	199950	1310	0	7	1973	3	2150	N	N	12217 NE 148TH CT
005	104901	0850	7/12/04	193500	1310	0	7	1973	3	1992	N	N	12212 NE 148TH CT
005	320550	0030	4/15/04	277000	1310	0	7	1971	3	7200	N	N	13216 121ST AV NE
005	387631	1180	7/28/05	329500	1310	0	7	1976	3	7811	N	N	12923 NE 144TH PL
005	387631	2930	6/24/04	261500	1310	0	7	1976	3	9398	N	N	14610 127TH AV NE
005	183990	0060	9/9/03	296000	1320	870	7	1968	3	7350	N	N	13224 118TH AV NE
005	255867	0060	8/25/04	275000	1320	0	7	1975	4	7000	N	N	13527 131ST AV NE
005	320540	0290	4/16/04	277950	1320	0	7	1968	3	7280	N	N	12018 NE 136TH PL
005	320540	0410	10/17/05	331501	1320	0	7	1968	3	6490	N	N	13517 121ST AV NE
005	328830	0020	9/1/04	315500	1320	0	7	1969	3	7488	N	N	14486 119TH PL NE
005	387600	0180	12/3/03	280000	1320	1320	7	1966	4	9800	N	N	13625 115TH AV NE
005	387620	0690	7/12/05	316500	1320	0	7	1967	4	7760	N	N	14266 121ST AV NE
005	212605	9126	10/25/05	600000	1330	660	7	1959	3	45738	N	N	14457 132ND AV NE
005	371550	0030	11/23/05	325000	1330	0	7	1969	3	7200	N	N	12501 NE 138TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	371550	0220	3/30/05	287000	1330	0	7	1969	3	8100	N	N	13823 125TH AV NE
005	387620	0130	11/25/03	320000	1330	800	7	1967	3	7500	N	N	11911 NE 142ND PL
005	387620	1050	10/5/05	382500	1330	750	7	1968	3	7490	N	N	14211 119TH AV NE
005	387648	0150	5/27/04	314500	1330	530	7	1979	3	9100	N	N	12912 NE 146TH PL
005	255861	0140	4/25/05	317500	1340	0	7	1974	3	7500	N	N	13702 127TH AV NE
005	255867	0110	2/3/05	324500	1340	360	7	1975	4	7650	N	N	13415 131ST AV NE
005	255870	0090	8/25/05	425000	1340	500	7	1978	3	7770	N	N	12639 NE 133RD PL
005	387620	1220	4/13/04	339500	1340	600	7	1967	4	8550	N	N	14111 119TH AV NE
005	387630	0820	9/16/04	328000	1340	620	7	1968	3	9310	N	N	14134 121ST AV NE
005	387630	1150	7/6/04	332000	1340	700	7	1968	4	10010	N	N	14214 121ST AV NE
005	387631	0260	6/17/03	282500	1340	650	7	1972	4	6825	N	N	12807 NE 141ST WY
005	387631	2240	11/28/05	354000	1340	370	7	1970	3	7150	N	N	14147 124TH PL NE
005	387631	3380	12/28/04	330000	1340	0	7	1976	3	7200	N	N	12410 NE 149TH ST
005	701620	0110	4/29/03	230000	1340	0	7	1971	3	7210	N	N	15612 119TH AV NE
005	104900	0220	7/18/05	235500	1350	410	7	1972	3	1392	N	N	15009 123RD AV NE
005	104900	0240	10/27/04	201850	1350	410	7	1972	3	1334	N	N	15005 123RD AV NE
005	104900	0270	8/26/05	272000	1350	410	7	1972	3	1416	N	N	14913 123RD AV NE
005	104900	0310	4/27/04	234840	1350	410	7	1972	3	1512	N	N	14905 123RD AV NE
005	701600	0180	4/24/03	263000	1350	700	7	1968	3	6750	N	N	15001 116TH PL NE
005	701600	0640	2/16/05	320000	1350	400	7	1968	4	7725	N	N	11700 NE 155TH ST
005	701630	0040	10/26/04	315000	1350	0	7	1972	4	7200	N	N	11606 NE 155TH ST
005	104901	0490	3/11/03	220000	1360	0	7	1973	3	3905	N	N	14707 121ST CT NE
005	255871	0070	9/16/04	348000	1360	440	7	1977	3	7280	N	N	13306 130TH PL NE
005	387648	0280	12/11/03	289000	1360	440	7	1979	3	7200	N	N	12920 NE 147TH PL
005	387649	0040	4/12/05	352500	1360	400	7	1981	3	7905	N	N	12907 NE 149TH ST
005	951320	0040	2/18/05	372000	1360	770	7	1983	3	6290	N	N	12433 NE 169TH ST
005	387649	0100	9/5/03	281000	1370	650	7	1985	3	8851	N	N	12930 NE 149TH ST
005	866317	0090	6/12/03	265000	1370	0	7	1988	3	9706	N	N	12824 NE 132ND PL
005	025500	0270	3/19/04	305000	1380	410	7	1985	3	5794	N	N	16523 126TH AV NE
005	255860	0120	7/26/05	382500	1380	480	7	1972	4	7210	N	N	12504 NE 137TH PL
005	328830	0120	8/21/03	273000	1380	300	7	1975	3	9135	N	N	14804 119TH PL NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	387600	0010	11/17/05	370000	1380	750	7	1968	3	16800	N	N	13301 115TH AV NE
005	951320	0020	5/5/04	320000	1380	410	7	1984	3	6085	N	N	12411 NE 169TH ST
005	255864	0250	3/23/04	293500	1390	510	7	1975	3	5500	N	N	13626 128TH AV NE
005	255864	0290	6/18/03	308000	1390	640	7	1974	3	5500	N	N	13625 128TH AV NE
005	255867	0030	5/16/05	335950	1390	320	7	1975	3	7150	N	N	12921 NE 136TH PL
005	255869	0020	9/14/04	369950	1390	900	7	1977	4	8500	N	N	12619 NE 134TH PL
005	255869	0020	2/10/05	363900	1390	900	7	1977	4	8500	N	N	12619 NE 134TH PL
005	255871	0040	6/8/05	360000	1390	670	7	1977	3	7280	N	N	13226 130TH PL NE
005	387631	1500	9/12/05	384000	1390	640	7	1975	4	6615	N	N	14515 129TH AV NE
005	387631	1500	8/27/04	294950	1390	640	7	1975	4	6615	N	N	14515 129TH AV NE
005	387620	1210	9/3/03	270000	1400	0	7	1967	4	9048	N	N	11833 NE 142ND ST
005	387630	0370	12/5/03	255000	1400	0	7	1968	3	11850	N	N	12236 NE 140TH ST
005	638620	0100	5/25/04	306000	1400	0	7	1987	3	7508	N	N	13009 NE 137TH PL
005	387631	2110	1/20/04	276000	1410	450	7	1969	3	6080	N	N	14150 125TH AV NE
005	951320	0180	1/11/03	277500	1410	390	7	1984	3	10492	N	N	16816 126TH AV NE
005	162605	9056	9/13/04	358000	1420	0	7	1950	4	30056	N	N	16015 124TH AV NE
005	183991	0040	4/6/04	268000	1420	0	7	1970	3	7350	N	N	12220 NE 136TH PL
005	255868	0100	12/19/05	395000	1430	500	7	1974	3	6880	N	N	12803 NE 139TH CT
005	371550	0120	8/29/05	327500	1430	0	7	1969	3	8025	N	N	12522 NE 138TH PL
005	371550	0230	5/17/03	251500	1430	0	7	1969	3	9975	N	N	13817 125TH AV NE
005	387600	0770	9/2/04	299000	1430	0	7	1965	4	4950	N	N	13726 117TH AV NE
005	387620	1410	6/4/04	234094	1430	0	7	1968	3	8500	N	N	11801 NE 141ST ST
005	387649	0090	5/25/05	410000	1430	310	7	1985	3	8857	N	N	12936 NE 149TH ST
005	255866	0350	10/19/04	342950	1440	400	7	1976	4	6480	N	N	13430 129TH PL NE
005	255867	0130	8/26/05	375000	1440	600	7	1975	4	6500	N	N	13113 NE 135TH ST
005	255867	0370	8/27/04	344000	1440	490	7	1975	4	7700	N	N	12924 NE 136TH PL
005	387631	0090	10/12/04	329000	1440	1030	7	1972	4	7196	N	N	12513 NE 141ST WY
005	255873	0090	12/8/03	289000	1450	0	7	1982	3	6943	N	N	12445 NE 136TH PL
005	255874	0010	5/31/05	363000	1450	0	7	1989	3	6665	N	N	12748 NE 132ND PL
005	387600	0720	10/14/05	354900	1450	0	7	1965	4	7128	N	N	13814 116TH PL NE
005	255861	0040	3/26/03	319950	1460	620	7	1973	4	8040	N	N	13545 127TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	255861	0210	6/9/04	310000	1460	1010	7	1973	3	6693	N	N	13800 128TH AV NE
005	255869	0190	2/7/03	288500	1460	600	7	1977	3	8050	N	N	12528 NE 134TH PL
005	387620	0770	10/9/03	264000	1460	0	7	1967	3	7400	N	N	14267 121ST AV NE
005	387631	0930	8/31/05	377500	1460	630	7	1974	3	6700	N	N	14408 130TH AV NE
005	387631	1390	11/18/05	390000	1460	630	7	1975	3	9163	N	N	12941 NE 145TH PL
005	387631	1390	4/21/03	285000	1460	630	7	1975	3	9163	N	N	12941 NE 145TH PL
005	387631	2620	12/30/03	291000	1460	450	7	1975	3	12325	N	N	14608 125TH AV NE
005	387631	3370	10/13/05	340000	1460	410	7	1976	3	7200	N	N	12416 NE 149TH ST
005	701610	0300	3/22/05	300000	1460	0	7	1970	3	7592	N	N	11711 NE 155TH ST
005	162605	9052	7/30/03	315000	1470	1300	7	1975	4	9694	N	N	16427 124TH AV NE
005	255869	0130	7/15/04	311500	1470	670	7	1977	3	8970	N	N	12632 NE 134TH PL
005	701610	0520	11/20/03	275000	1470	0	7	1969	4	8100	N	N	11728 NE 150TH PL
005	866337	0090	6/18/03	273000	1480	0	7	1989	3	7111	N	N	12244 NE 133RD PL
005	255863	0040	9/29/03	340000	1490	650	7	1974	5	12285	N	N	12823 NE 138TH CT
005	255869	0150	12/16/05	399900	1490	1020	7	1977	4	8050	N	N	12616 NE 134TH PL
005	387631	1260	9/5/03	271000	1490	540	7	1975	3	6000	N	N	14441 129TH PL NE
005	387631	2390	6/15/04	315000	1490	440	7	1975	4	8925	N	N	14615 125TH AV NE
005	104900	0510	6/28/04	223500	1500	0	7	1972	3	2838	N	N	12301 NE 149TH ST
005	155252	0010	7/8/05	359950	1500	0	7	1994	3	9636	N	N	12231 NE 169TH ST
005	155252	0090	8/9/04	324950	1500	0	7	1994	3	9672	N	N	16909 123RD PL NE
005	255871	0130	2/5/04	355000	1500	1120	7	1977	4	8250	N	N	12932 NE 133RD PL
005	328810	0420	7/17/03	314000	1500	800	7	1966	4	14186	N	N	14437 119TH PL NE
005	387600	0230	4/26/04	281950	1500	1500	7	1966	3	9600	N	N	13719 115TH AV NE
005	387600	0980	4/9/03	316000	1500	750	7	1968	3	7210	N	N	13207 116TH PL NE
005	104901	0220	5/20/04	255100	1510	0	7	1972	3	3956	N	N	12100 NE 150TH ST
005	255863	0100	3/24/04	292000	1510	0	7	1974	3	9280	N	N	12901 NE 139TH ST
005	255864	0090	6/19/03	242000	1510	0	7	1973	3	7840	N	N	12825 NE 136TH ST
005	255874	0070	2/24/05	340000	1510	0	7	1989	3	7146	N	N	12712 NE 132ND PL
005	387620	1500	6/3/03	288900	1510	460	7	1968	3	7875	N	N	11832 NE 140TH ST
005	387631	2810	9/23/03	263500	1510	450	7	1976	3	7505	N	N	12505 NE 148TH ST
005	701620	0100	9/15/03	265000	1510	0	7	1971	3	7210	N	N	15606 119TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	328830	0320	3/19/03	306000	1520	990	7	1975	4	8670	N	N	11748 NE 148TH PL
005	387600	0660	12/10/04	285000	1520	0	7	1965	3	8000	N	N	11604 NE 139TH ST
005	328820	0940	5/21/05	350000	1530	0	7	1967	3	7875	N	N	14128 117TH PL NE
005	104900	0540	12/10/04	220900	1540	0	7	1972	3	2256	N	N	12313 NE 149TH ST
005	183990	0020	3/21/05	266000	1540	0	7	1968	3	9548	N	N	13208 118TH AV NE
005	183991	0470	5/26/05	324500	1540	0	7	1971	4	7490	N	N	13440 122ND AV NE
005	212605	9158	1/28/04	238500	1540	0	7	1963	3	14214	N	N	12407 NE 140TH ST
005	387620	1030	1/8/04	291950	1540	0	7	1967	3	7140	N	N	11875 NE 142ND PL
005	104900	0010	6/10/04	275000	1550	0	7	1972	3	5490	N	N	12201 NE 149TH PL
005	104901	0090	4/25/05	324950	1550	0	7	1972	3	5856	N	N	15109 122ND CT NE
005	387600	1530	9/29/05	381000	1560	0	7	1965	3	7300	N	N	11610 NE 134TH ST
005	387620	0060	6/24/04	303000	1560	0	7	1967	4	8700	N	N	14104 119TH AV NE
005	387620	0100	12/9/04	315000	1560	0	7	1968	3	7500	N	N	14212 119TH AV NE
005	387620	0970	9/26/03	285000	1560	0	7	1967	4	8775	N	N	14224 118TH PL NE
005	387620	1010	6/3/03	239900	1560	0	7	1967	3	8466	N	N	11853 NE 142ND PL
005	701620	0440	4/11/03	270000	1570	0	7	1971	3	7210	N	N	15611 118TH AV NE
005	104900	0600	10/24/04	225000	1580	0	7	1972	3	2268	N	N	12311 NE 149TH CT
005	255869	0050	11/17/03	250000	1580	0	7	1977	3	12000	N	N	13320 127TH PL NE
005	387600	1430	9/27/04	305000	1580	0	7	1965	3	7210	N	N	13405 117TH AV NE
005	387600	1790	8/26/04	293000	1580	0	7	1965	3	7210	N	N	13624 116TH PL NE
005	255861	0290	5/10/03	257000	1590	0	7	1973	3	7380	N	N	13822 127TH AV NE
005	327500	0130	11/11/04	330000	1590	0	7	1978	3	6696	N	N	13901 127TH PL NE
005	387620	0700	6/14/05	368000	1590	710	7	1967	3	6831	N	N	14272 121ST AV NE
005	212605	9259	5/20/03	269000	1600	0	7	1986	3	7855	N	N	13104 NE 133RD CT
005	328820	0900	7/27/04	308000	1600	0	7	1974	3	9600	N	N	11620 NE 140TH ST
005	387610	0310	11/10/05	260000	1600	0	7	1966	3	7500	N	N	13335 119TH AV NE
005	387600	1370	9/18/03	280000	1610	0	7	1966	4	9000	N	N	11612 NE 133RD ST
005	387630	0630	6/3/04	309000	1610	0	7	1968	4	6566	N	N	14113 123RD AV NE
005	701631	0460	9/21/04	329950	1610	840	7	1973	3	7210	N	N	15721 119TH AV NE
005	371550	0180	12/15/04	319950	1620	0	7	1969	4	8580	N	N	13833 125TH AV NE
005	104901	0120	10/28/04	280000	1630	0	7	1972	3	6324	N	N	12108 NE 151ST ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	155252	0030	4/6/04	309300	1630	0	7	1994	3	11435	N	N	12303 NE 169TH ST
005	155252	0070	3/2/05	335000	1630	0	7	1994	3	10762	N	N	16912 123RD PL NE
005	387610	0340	10/10/03	260950	1630	0	7	1966	4	7500	N	N	13311 119TH AV NE
005	866337	0050	11/18/04	290000	1630	0	7	1988	3	7055	N	N	12257 NE 133RD PL
005	954290	0260	7/29/03	238200	1630	0	7	1970	3	8050	N	N	12081 NE 137TH CT
005	212605	9267	8/25/04	322000	1640	0	7	1988	3	7307	N	N	14436 120TH LN NE
005	255873	0230	6/18/03	282000	1640	0	7	1985	3	7462	N	N	12402 NE 136TH PL
005	328820	0530	7/9/04	319000	1640	0	7	1967	4	8250	N	N	14110 117TH AV NE
005	387600	0780	1/23/03	267000	1640	0	7	1965	3	8000	N	N	13720 117TH AV NE
005	328810	0480	8/26/03	289950	1650	0	7	1966	4	8925	N	N	11803 NE 144TH PL
005	387600	1610	8/19/05	379900	1650	0	7	1966	4	7475	N	N	11610 NE 135TH ST
005	387600	1610	4/30/04	300000	1650	0	7	1966	4	7475	N	N	11610 NE 135TH ST
005	387610	0170	8/26/03	254950	1660	0	7	1966	3	7500	N	N	13334 119TH AV NE
005	387630	0980	12/19/05	378900	1670	0	7	1968	3	7200	N	N	12300 NE 142ND PL
005	387630	0980	10/28/03	255950	1670	0	7	1968	3	7200	N	N	12300 NE 142ND PL
005	954290	0210	12/8/03	245000	1670	0	7	1972	3	5700	N	N	12053 NE 137TH CT
005	155251	0100	6/10/04	306500	1680	0	7	1994	3	6200	N	N	16715 122ND AV NE
005	387610	0900	8/17/05	375000	1680	0	7	1966	3	10918	N	N	11829 NE 138TH ST
005	155251	0340	12/5/03	300000	1690	0	7	1994	3	8851	N	N	16500 122ND AV NE
005	951320	0160	6/7/04	326800	1690	0	7	1984	3	10261	N	N	16804 126TH AV NE
005	155250	0070	8/18/05	370000	1700	0	7	1994	3	7258	N	N	12227 NE 169TH ST
005	255870	0050	11/3/04	340000	1710	510	7	1978	4	7875	N	N	13234 126TH PL NE
005	387631	1990	3/10/05	389000	1710	800	7	1969	4	7565	N	N	12614 NE 142ND ST
005	387631	1990	5/15/03	338000	1710	800	7	1969	4	7565	N	N	12614 NE 142ND ST
005	025500	0350	4/8/04	355000	1720	420	7	1986	3	19536	N	N	16548 126TH AV NE
005	104901	0650	3/9/05	219000	1720	0	7	1973	3	1968	N	N	12211 147TH PL NE
005	104901	0690	9/4/03	189950	1720	0	7	1973	3	1978	N	N	14706 122ND PL NE
005	155250	0080	7/8/03	289500	1720	0	7	1994	3	10071	N	N	12229 NE 169TH ST
005	328810	0180	9/28/04	324000	1720	0	7	1966	4	8925	N	N	14303 118TH AV NE
005	104900	0170	9/26/03	239950	1730	0	7	1972	3	4841	N	N	15012 122ND PL NE
005	212605	9263	12/30/03	320000	1730	0	7	1988	4	8826	N	N	12032 NE 145TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	212605	9264	5/13/04	324000	1730	0	7	1988	4	9298	N	N	12039 NE 145TH ST
005	638620	0140	5/21/03	295000	1740	0	7	1987	3	9814	N	N	13006 NE 137TH PL
005	155251	0390	1/31/05	350000	1750	0	7	1994	3	7828	N	N	122ND AV NE
005	255869	0210	12/15/03	385000	1750	890	7	1977	5	8050	N	N	12512 NE 134TH PL
005	387631	0980	5/3/05	347000	1760	0	7	1976	4	10585	N	N	13011 NE 144TH PL
005	155251	0140	9/16/04	352000	1770	0	7	1994	3	8025	N	N	16515 122ND AV NE
005	387648	0020	9/17/03	290000	1770	0	7	1979	4	8190	N	N	14526 129TH AV NE
005	701600	0010	5/27/03	279900	1770	0	7	1968	3	8000	N	N	11623 NE 155TH ST
005	328830	0180	11/2/05	355000	1780	580	7	1969	4	6840	N	N	14840 119TH PL NE
005	328830	0180	10/9/03	320000	1780	580	7	1969	4	6840	N	N	14840 119TH PL NE
005	387630	0830	10/28/03	350000	1780	1080	7	1968	3	8000	N	N	12117 NE 142ND ST
005	701620	0360	12/8/04	329500	1780	600	7	1971	3	5684	N	N	11821 NE 157TH ST
005	701631	0280	4/11/05	370000	1780	1240	7	1973	3	7210	N	N	15817 118TH PL NE
005	320550	0320	4/19/04	315000	1790	0	7	1969	3	7125	N	N	13311 120TH AV NE
005	320550	0320	4/24/03	270000	1790	0	7	1969	3	7125	N	N	13311 120TH AV NE
005	387610	0640	5/16/03	279900	1800	0	7	1966	4	7920	N	N	13854 119TH AV NE
005	387610	0730	12/7/05	440000	1800	0	7	1966	3	9660	N	N	13829 119TH AV NE
005	387630	0190	3/12/03	275000	1800	0	7	1968	3	7350	N	N	13906 121ST AV NE
005	701631	0020	2/12/04	324950	1800	700	7	1972	3	7210	N	N	15708 119TH AV NE
005	701631	0350	7/17/03	316175	1800	1220	7	1972	4	5940	N	N	11825 NE 158TH ST
005	387600	1330	5/1/03	239500	1810	0	7	1966	3	7200	N	N	13401 116TH AV NE
005	670660	0150	11/10/04	315000	1810	0	7	1977	3	7280	N	N	13821 123RD AV NE
005	155251	0160	7/24/03	330000	1820	0	7	1994	3	9490	N	N	16421 122ND CT NE
005	866317	0050	12/18/03	269500	1820	0	7	1967	4	8429	N	N	12822 NE 132ND ST
005	387600	1500	7/25/03	297000	1840	0	7	1965	3	7300	N	N	11611 NE 135TH ST
005	701610	0560	8/19/05	390000	1840	930	7	1970	4	7210	N	N	11719 NE 150TH PL
005	025500	0030	4/6/05	420000	1850	0	7	1985	3	5334	N	N	12512 NE 167TH PL
005	025500	0470	4/29/04	305000	1850	0	7	1985	3	7154	N	N	16632 126TH AV NE
005	104901	0280	4/6/04	304950	1850	0	7	1972	3	5564	N	N	12117 NE 150TH ST
005	255865	0190	10/27/04	305000	1850	0	7	1976	3	7200	N	N	13106 NE 134TH PL
005	025500	0490	10/19/05	405000	1860	0	7	1984	3	5990	N	N	16700 126TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	255866	0340	8/5/03	290000	1860	0	7	1976	3	6860	N	N	13426 129TH PL NE
005	183991	0320	8/23/05	385900	1870	0	7	1971	4	8525	N	N	13432 123RD AV NE
005	155251	0030	7/10/03	290000	1890	0	7	1994	3	8307	N	N	12112 NE 168TH PL
005	025500	0330	7/17/03	287000	1900	0	7	1986	3	16892	N	N	16520 126TH AV NE
005	387631	2140	8/17/04	356000	1900	1190	7	1968	3	6370	N	N	14141 125TH AV NE
005	387631	3180	8/7/03	314500	1900	0	7	1976	4	7350	N	N	12808 NE 149TH ST
005	387631	0620	6/3/03	286000	1910	0	7	1972	3	8512	N	N	13003 NE 143RD ST
005	387631	2490	12/12/03	299990	1910	0	7	1975	3	8400	N	N	14639 124TH PL NE
005	387631	2830	5/13/04	317500	1910	0	7	1976	3	7200	N	N	12521 NE 148TH ST
005	155251	0280	1/2/04	323000	1930	0	7	1995	3	9669	N	N	12220 NE 165TH PL
005	255863	0030	9/30/03	320000	1930	0	7	1974	4	8928	N	N	12817 NE 138TH CT
005	025500	0390	12/1/05	372000	1940	0	7	1986	3	17649	N	N	12613 NE 166TH CT
005	328830	0500	5/1/03	280000	1960	0	7	1968	4	6048	N	N	14813 117TH PL NE
005	951320	0060	8/23/04	349800	1960	0	7	1983	3	6798	N	N	16805 126TH AV NE
005	866331	0010	8/25/05	390000	1980	0	7	1993	3	7309	N	N	13928 126TH AV NE
005	025500	0120	5/12/05	423500	1990	0	7	1985	3	6174	N	N	16627 126TH AV NE
005	328830	0590	5/23/05	425000	1990	0	7	2004	3	7560	N	N	11729 NE 149TH ST
005	387620	0220	5/25/05	377900	2000	0	7	1967	3	7875	N	N	14262 122ND AV NE
005	255860	0090	12/12/05	411000	2010	0	7	1972	3	7840	N	N	12524 NE 137TH PL
005	951320	0270	2/18/04	308500	2030	0	7	1984	3	6258	Y	N	12424 NE 169TH ST
005	025500	0080	9/27/05	395000	2080	0	7	1984	3	6548	N	N	12521 NE 167TH PL
005	025500	0460	9/22/04	380000	2080	0	7	1984	3	6181	N	N	12600 NE 166TH CT
005	670660	0170	9/10/03	280000	2080	0	7	1977	3	7236	N	N	12226 NE 138TH PL
005	255866	0210	10/17/03	266400	2090	0	7	1976	3	7200	N	N	13414 128TH PL NE
005	387631	2300	9/26/05	387800	2090	0	7	1975	3	7140	N	N	12415 NE 149TH ST
005	387648	0010	7/19/04	325000	2090	0	7	1979	4	8000	N	N	14525 129TH AV NE
005	387648	0260	4/1/04	319950	2090	0	7	1979	4	6885	N	N	12932 NE 147TH PL
005	387630	1170	4/15/05	397400	2110	0	7	1968	4	6500	N	N	14209 121ST AV NE
005	092720	0110	10/21/04	318000	2140	0	7	1977	3	7245	N	N	12438 NE 141ST PL
005	328810	0460	4/9/03	289000	2160	0	7	1966	4	7875	N	N	11815 NE 144TH PL
005	025500	0410	1/12/05	345000	2180	0	7	1985	3	10173	N	N	12621 NE 166TH CT

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	212605	9275	12/30/04	415000	2200	0	7	1997	3	10734	N	N	13110 NE 137TH PL
005	255869	0080	8/16/04	340000	2240	0	7	1977	3	9450	N	N	12719 NE 135TH ST
005	155250	0170	7/27/04	360000	2250	0	7	1994	3	7200	N	N	12118 NE 169TH ST
005	701631	0160	3/3/04	269500	2260	0	7	1972	3	8900	N	N	15921 119TH AV NE
005	092720	0220	2/5/03	305000	2270	0	7	1977	3	4224	N	N	14117 125TH PL NE
005	954290	0320	3/22/05	354000	2270	0	7	1970	4	7200	N	N	12111 NE 137TH PL
005	162605	9161	6/14/05	475000	2270	0	7	1997	3	8776	N	N	13128 NE 145TH PL
005	387630	0500	6/2/04	392000	2280	0	7	1968	4	7700	N	N	12107 NE 141ST ST
005	701600	0310	7/17/03	274000	2280	0	7	1968	3	8400	N	N	15206 117TH PL NE
005	701600	0600	4/22/05	387500	2280	0	7	1967	3	7770	N	N	15234 116TH PL NE
005	701600	0690	8/28/03	290200	2280	0	7	1968	4	6900	N	N	11636 NE 155TH ST
005	387620	0460	8/22/05	354950	2320	0	7	1967	3	9520	N	N	14261 120TH PL NE
005	387620	1230	6/16/05	404500	2320	0	7	1967	3	8000	N	N	11826 NE 141ST ST
005	387620	1250	9/21/04	362000	2320	0	7	1967	4	14375	N	N	11810 NE 141ST ST
005	387620	1250	4/9/04	339000	2320	0	7	1967	4	14375	N	N	11810 NE 141ST ST
005	387620	1270	12/27/04	309000	2320	0	7	1967	3	6000	N	N	14110 118TH AV NE
005	866331	0050	3/1/05	429000	2440	0	7	1993	3	10423	N	N	13912 126TH AV NE
005	025500	0100	8/28/03	330000	2490	0	7	1984	3	9169	N	N	16639 126TH AV NE
005	328820	0070	5/13/03	311000	2600	0	7	1967	3	8625	N	N	11703 NE 144TH PL
005	701620	0040	6/7/04	399950	2640	0	7	1970	4	9265	N	N	11912 NE 155TH ST
005	387630	0680	8/4/04	385000	2980	0	7	1968	4	7752	N	N	12128 NE 141ST ST
005	387631	0950	8/29/03	349900	3190	0	7	1973	4	10872	N	N	14416 130TH AV NE
005	387631	0840	1/11/03	310000	3240	0	7	1971	3	8500	N	N	14310 130TH PL NE
005	866320	0170	9/21/05	375000	1170	790	8	1977	3	7200	N	N	12103 NE 163RD ST
005	152920	0470	10/4/04	385000	1180	1150	8	1994	3	3500	N	N	13452 NE 148TH ST
005	866320	0640	9/2/05	374950	1190	840	8	1977	3	7800	N	N	12136 NE 163RD ST
005	866320	0540	11/17/04	319500	1280	540	8	1977	3	7644	N	N	12306 NE 162ND ST
005	378700	0080	3/11/03	286900	1290	390	8	1985	3	7560	N	N	14102 129TH AV NE
005	866320	0500	2/19/04	270000	1300	880	8	1977	3	9375	N	N	12313 NE 162ND ST
005	866320	0060	10/15/04	345000	1380	970	8	1978	3	7125	N	N	12126 NE 161ST ST
005	866326	0290	11/16/04	308000	1380	0	8	1987	3	6257	N	N	13321 122ND PL NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	866320	0680	11/28/05	392000	1390	820	8	1978	3	7350	N	N	12108 NE 163RD ST
005	866320	0110	12/7/05	449950	1400	810	8	1977	4	7700	N	N	16106 121ST AV NE
005	866320	0490	10/23/04	365000	1400	820	8	1977	3	6650	N	N	12309 NE 162ND ST
005	866320	0820	8/8/03	240000	1400	0	8	1977	4	6600	N	N	12015 NE 161ST ST
005	378700	0310	2/11/04	354000	1420	360	8	1986	3	9143	N	N	14139 129TH AV NE
005	866320	0020	8/19/04	280000	1420	520	8	1978	3	8625	N	N	12103 NE 161ST ST
005	866320	0560	8/17/04	327000	1420	490	8	1977	3	9800	N	N	12216 NE 162ND ST
005	328830	1330	7/6/04	324950	1430	460	8	1973	3	7560	N	N	11609 NE 145TH ST
005	378700	0170	11/10/04	370000	1440	510	8	1986	3	8339	N	N	14204 128TH PL NE
005	866320	0280	6/24/05	326500	1440	0	8	1978	3	5700	N	N	12113 NE 162ND PL
005	866320	0260	6/1/04	334950	1450	600	8	1978	3	7000	N	N	12116 NE 162ND PL
005	152920	0320	12/14/04	399500	1460	850	8	1993	3	3710	N	N	14804 137TH LN NE
005	866320	0460	5/16/03	300000	1460	330	8	1977	3	9100	N	N	12207 NE 162ND ST
005	153090	0110	10/14/05	430000	1470	730	8	1988	3	4200	N	N	14616 134TH AV NE
005	153090	0130	6/23/03	322000	1470	730	8	1988	3	4791	N	N	14608 134TH AV NE
005	153090	0310	6/18/03	267000	1470	0	8	1990	3	3710	N	N	14700 134TH CT NE
005	866320	0800	10/24/03	319000	1470	920	8	1977	3	10824	N	N	12022 NE 161ST ST
005	328820	0840	2/22/05	338000	1480	660	8	1975	3	8250	N	N	14051 117TH AV NE
005	866320	0230	7/19/05	355000	1490	460	8	1977	3	7600	N	N	16223 122ND AV NE
005	328810	0710	4/25/03	345050	1500	960	8	1966	4	9975	N	N	11821 NE 143RD ST
005	387610	0460	3/24/03	300000	1500	1200	8	1966	3	7500	N	N	13526 118TH AV NE
005	153090	0440	8/27/03	335000	1520	710	8	1988	3	3710	N	N	13514 NE 148TH ST
005	153090	0450	6/1/04	338000	1520	710	8	1988	3	3710	N	N	13516 NE 148TH ST
005	378700	0300	6/12/03	330000	1520	460	8	1986	3	8512	N	N	14143 129TH AV NE
005	387631	2200	11/21/05	357000	1520	0	8	1971	3	5320	N	N	14142 124TH PL NE
005	866320	0580	2/22/05	330000	1520	720	8	1977	3	10200	N	N	16200 122ND AV NE
005	866320	0580	4/30/03	284500	1520	720	8	1977	3	10200	N	N	16200 122ND AV NE
005	152920	0230	11/28/05	405000	1530	0	8	1994	3	3710	N	N	14628 138TH AV NE
005	152920	0350	6/30/04	402500	1530	990	8	1994	3	3710	N	N	14814 137TH LN NE
005	866326	0090	5/7/04	309500	1540	0	8	1986	3	6170	N	N	13320 122ND PL NE
005	328830	1010	2/25/03	300000	1560	1330	8	1973	3	6825	N	N	11820 NE 145TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	328830	1050	4/23/03	315000	1560	690	8	1973	4	15750	N	N	11736 NE 145TH ST
005	866326	0170	11/19/04	310000	1570	0	8	1986	3	6758	N	N	13372 122ND PL NE
005	866326	0120	4/21/03	276001	1580	0	8	1987	3	5100	N	N	13352 122ND PL NE
005	328820	0800	7/29/05	373000	1600	450	8	1975	3	7875	N	N	14067 117TH AV NE
005	328820	0800	8/10/04	319500	1600	450	8	1975	3	7875	N	N	14067 117TH AV NE
005	103645	0060	10/20/05	475000	1600	0	8	2001	3	3344	N	N	11921 NE 132ND PL
005	103645	0450	2/6/03	311000	1600	0	8	2001	3	3366	N	N	13236 120TH AV NE
005	152920	0310	2/6/03	267500	1610	0	8	1994	3	3710	N	N	14802 137TH LN NE
005	387600	0670	2/24/04	318000	1610	250	8	1966	4	7200	N	N	11612 NE 139TH ST
005	152920	0280	8/1/05	495000	1630	0	8	1994	3	3710	N	N	14638 138TH WY NE
005	209580	0170	4/1/03	289000	1650	530	8	1987	3	5333	N	N	11812 NE 167TH ST
005	866326	0380	7/23/03	299950	1670	0	8	1987	3	6062	N	N	12145 NE 134TH CT
005	153090	0170	6/8/05	350000	1690	0	8	1986	3	3500	N	N	14613 135TH CT NE
005	153090	0190	11/10/04	316100	1690	0	8	1986	3	3500	N	N	14623 135TH CT NE
005	209580	0660	10/18/04	312500	1720	0	8	1988	3	4992	N	N	11717 NE 165TH PL
005	866326	0340	3/28/05	340000	1730	0	8	1986	3	4848	N	N	13211 122ND PL NE
005	153090	0010	1/22/04	300000	1750	0	8	1989	3	8069	N	N	14511 134TH AV NE
005	209580	0330	9/2/04	339000	1770	0	8	1989	3	5595	N	N	16913 118TH AV NE
005	328820	0170	2/25/04	300000	1780	360	8	1968	3	10560	N	N	14214 117TH PL NE
005	328820	0880	11/18/05	424950	1780	440	8	1971	3	10000	N	N	14011 117TH PL NE
005	701610	0230	4/25/05	325000	1780	400	8	1969	4	6500	N	N	11916 NE 153RD PL
005	866326	0080	4/27/05	377000	1790	0	8	1986	3	4878	N	N	13314 122ND PL NE
005	387600	0290	7/27/05	450000	1800	900	8	1965	3	8960	N	N	13839 115TH AV NE
005	387600	0290	7/25/03	322000	1800	900	8	1965	3	8960	N	N	13839 115TH AV NE
005	387600	0440	9/20/04	340000	1800	720	8	1966	3	7500	N	N	13911 116TH AV NE
005	387600	0940	11/18/05	401500	1800	720	8	1965	4	8550	N	N	13230 116TH PL NE
005	387600	2000	9/10/03	289000	1800	0	8	1965	3	8450	N	N	13815 116TH PL NE
005	387600	2152	4/11/03	335000	1800	1270	8	1965	4	11061	N	N	13300 117TH AV NE
005	387610	0940	10/10/05	433000	1800	1250	8	1966	3	9440	N	N	13607 118TH AV NE
005	866326	0030	10/21/04	325000	1800	0	8	1987	3	5372	N	N	12225 NE 133RD PL
005	209580	0510	11/4/04	349950	1810	0	8	1988	3	5426	N	N	11706 NE 166TH CT

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	209580	0510	2/5/03	305000	1810	0	8	1988	3	5426	N	N	11706 NE 166TH CT
005	378700	0240	6/12/03	335000	1820	0	8	1985	3	7293	N	N	14223 128TH PL NE
005	209580	0150	6/17/04	352990	1830	0	8	1987	3	5335	N	N	11822 NE 167TH ST
005	387600	0450	5/13/03	283500	1840	500	8	1965	3	8784	N	N	11517 NE 139TH PL
005	387600	1620	12/21/04	293500	1840	0	8	1965	3	7345	N	N	11616 NE 135TH ST
005	387600	1640	10/15/04	300000	1840	0	8	1966	3	7280	N	N	11630 NE 135TH ST
005	866320	0810	8/6/03	305000	1840	0	8	1977	4	7475	N	N	12018 NE 161ST ST
005	209580	0180	3/14/03	287000	1850	0	8	1988	3	5764	N	N	11806 NE 167TH ST
005	092605	9176	2/12/04	327500	1860	0	8	1990	3	13126	N	N	16829 JUANITA-WOODINVILLE WY NE
005	209580	0190	1/8/03	288750	1860	0	8	1989	3	5035	N	N	16714 118TH AV NE
005	103645	0100	10/27/05	485000	1860	0	8	2001	3	3543	N	N	13225 119TH AV NE
005	103645	0290	2/10/05	394000	1860	0	8	2001	3	3150	N	N	13233 119TH PL NE
005	103645	0300	5/13/05	410000	1860	0	8	2001	3	3150	N	N	13239 119TH AV NE
005	152920	0090	2/24/05	415000	1870	0	8	1993	3	3700	N	N	13625 NE 146TH LN
005	153090	0060	2/8/05	343000	1870	160	8	1991	3	8834	N	N	14607 134TH AV NE
005	153090	0250	3/11/03	316000	1870	160	8	1991	3	3850	N	N	13515 NE 148TH ST
005	701610	0050	2/18/03	270000	1870	0	8	1969	4	5000	N	N	11929 NE 151ST PL
005	152920	0180	2/22/05	393900	1880	0	8	1993	3	3500	N	N	14649 138TH WY NE
005	209580	0570	2/22/05	335000	1880	0	8	1988	3	6494	N	N	11719 NE 166TH CT
005	387600	1170	12/1/05	346950	1900	0	8	1966	3	7200	N	N	13526 115TH AV NE
005	387600	1240	6/15/05	363000	1900	1250	8	1966	3	7200	N	N	13615 116TH AV NE
005	092605	9171	8/25/05	495000	1940	0	8	1994	3	41109	N	N	16502 JUANITA-WOODINVILLE WY NE
005	382550	0250	7/20/04	346000	1940	0	8	1989	3	5897	N	N	11901 NE 168TH ST
005	209580	0460	2/28/05	366350	1960	0	8	1989	3	5468	N	N	11717 NE 168TH CT
005	866320	0300	8/2/05	385000	1960	0	8	1978	3	7875	N	N	12123 NE 162ND PL
005	387500	0030	12/2/03	333620	1960	0	8	2003	3	3959	N	N	13259 124TH CT NE
005	387500	0050	12/1/03	319950	1960	0	8	2003	3	3890	N	N	13247 124TH PL NE
005	387500	0070	11/17/03	334240	1960	0	8	2003	3	4816	N	N	13239 124TH PL NE
005	209580	0310	7/22/03	311000	1970	0	8	1988	3	4995	N	N	16920 118TH AV NE
005	209580	0650	1/3/05	345000	1980	0	8	1988	3	5494	N	N	11711 NE 165TH PL
005	209580	0020	3/21/05	358000	2020	0	8	1987	3	5719	N	N	16506 118TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	387610	0300	6/20/05	379000	2020	0	8	1966	3	7500	N	N	13343 119TH AV NE
005	152920	0250	9/4/03	325000	2030	0	8	1994	3	3710	N	N	14632 138TH AV NE
005	103645	0020	2/23/05	414999	2030	0	8	2001	3	3192	N	N	11945 NE 132ND PL
005	103645	0110	1/7/03	340000	2030	0	8	2001	3	3195	N	N	13231 119TH AV NE
005	103645	0040	10/19/05	490000	2050	0	8	2001	3	3265	N	N	11933 NE 132ND PL
005	103645	0400	9/15/05	435000	2050	0	8	2001	3	4386	N	N	12008 120TH AV NE
005	212605	9228	10/21/03	342000	2060	0	8	1991	3	7405	N	N	12617 NE 140TH ST
005	387600	1440	12/17/04	325000	2060	0	8	1965	3	7210	N	N	13411 117TH AV NE
005	103645	0120	5/26/05	430000	2060	0	8	2001	3	3194	N	N	13237 119TH AV NE
005	387500	0130	9/15/03	349027	2080	0	8	2003	3	5730	N	N	13254 124TH CT NE
005	209580	0400	10/21/04	340000	2090	0	8	1989	3	8653	N	N	11714 NE 168TH CT
005	209580	0440	8/22/03	324000	2090	0	8	1989	3	7058	N	N	11707 NE 168TH CT
005	378650	0030	10/2/03	365000	2100	0	8	1990	3	10724	N	N	12825 NE 140TH CT
005	378650	0180	11/15/05	446000	2100	0	8	1990	3	6517	N	N	14107 129TH AV NE
005	328830	1410	12/20/04	333500	2110	0	8	1974	4	7560	N	N	11725 NE 145TH ST
005	378650	0160	9/30/04	396000	2110	0	8	1990	3	6173	N	N	12832 NE 141ST CT
005	387500	0010	2/20/04	345000	2110	0	8	2003	3	3959	N	N	13261 124TH PL NE
005	387500	0020	1/5/04	338450	2110	0	8	2003	3	3959	N	N	13259 124TH PL NE
005	387500	0060	11/3/03	334890	2110	0	8	2003	3	3968	N	N	13243 124TH PL NE
005	387500	0190	11/12/03	342950	2110	0	8	2003	3	4115	N	N	13284 124TH PL NE
005	209580	0250	5/26/04	347500	2120	0	8	1988	3	4512	N	N	16818 118TH AV NE
005	209580	0160	12/22/05	421000	2130	0	8	1987	3	5820	N	N	11818 NE 167TH ST
005	387600	2070	8/30/05	440000	2130	720	8	1966	3	6480	N	N	13714 116TH AV NE
005	387600	2120	6/30/05	337000	2130	650	8	1965	3	5916	N	N	13624 116TH AV NE
005	387500	0200	1/5/04	337950	2130	0	8	2003	3	3995	N	N	13288 124TH PL NE
005	378650	0140	9/13/05	490000	2150	0	8	1990	3	7899	N	N	12822 NE 141ST CT
005	387500	0150	9/19/03	359240	2150	0	8	2003	3	4048	N	N	13264 124TH PL NE
005	209580	0350	2/26/03	314000	2170	0	8	1989	3	6396	N	N	16905 118TH AV NE
005	553650	0340	8/9/05	527000	2170	0	8	2004	3	5000	N	N	12819 NE 154TH ST
005	104153	0050	3/26/04	386950	2180	0	8	2004	3	4821	N	N	13105 NE 133RD CT
005	337520	0050	4/18/03	378000	2190	0	8	1997	3	8428	N	N	12307 NE 165TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	382550	0280	10/14/05	415000	2210	0	8	1990	3	5723	N	N	11919 NE 168TH ST
005	382550	0280	9/10/04	360000	2210	0	8	1990	3	5723	N	N	11919 NE 168TH ST
005	387500	0170	9/15/03	359725	2210	0	8	2003	3	5072	N	N	13276 124TH CT NE
005	387600	1900	9/16/03	292000	2250	0	8	1965	3	9975	N	N	11612 NE 136TH ST
005	162605	9162	7/8/04	410000	2310	0	8	1997	3	8776	N	N	13122 NE 145TH PL
005	104153	0070	9/4/03	382000	2310	0	8	2003	3	5804	N	N	13121 NE 133RD CT
005	209580	0290	6/29/05	414000	2320	0	8	1989	3	5610	N	N	16910 118TH AV NE
005	387620	0650	6/28/05	434950	2360	0	8	1967	3	7800	N	N	14259 122ND AV NE
005	104153	0020	4/14/04	382353	2380	0	8	2004	3	5617	N	N	13117 NE 133RD CT
005	103645	0380	6/11/04	419950	2390	0	8	2001	3	3375	N	N	13241 120TH AV NE
005	337520	0040	11/10/05	447000	2400	0	8	1996	3	7270	N	N	12303 NE 165TH ST
005	103645	0070	2/11/05	395000	2400	0	8	2001	3	3623	N	N	11915 NE 132ND PL
005	387500	0160	6/16/05	439950	2410	0	8	2005	3	4185	N	N	13270 124TH CT NE
005	104153	0040	1/24/04	400450	2460	0	8	2004	3	5361	N	N	13101 NE 133RD CT
005	104153	0080	10/27/03	391000	2460	0	8	2003	3	6301	N	N	13125 NE 133RD CT
005	387600	0350	5/5/04	365000	2490	0	8	1966	4	8732	N	N	11522 NE 139TH PL
005	868050	0110	11/10/05	585000	2520	0	8	1998	3	9113	N	N	15517 129TH AV NE
005	104153	0010	12/24/03	409900	2530	0	8	2003	3	5617	N	N	13129 NE 133RD CT
005	104153	0030	9/3/03	419000	2530	0	8	2003	3	5616	N	N	13113 NE 133RD CT
005	104153	0060	10/8/03	392500	2560	0	8	2003	3	5739	N	N	13109 NE 133RD CT
005	387630	0910	8/7/03	327500	2580	0	8	1968	4	7150	N	N	14150 123RD AV NE
005	387610	0320	5/18/05	439000	2600	0	8	1966	3	7500	N	N	13327 119TH AV NE
005	387610	0320	4/8/03	304300	2600	0	8	1966	3	7500	N	N	13327 119TH AV NE
005	919360	0010	1/29/03	345000	2610	0	8	1996	3	9739	N	N	12126 NE 170TH PL
005	387610	0750	5/24/05	398000	2700	0	8	1966	3	11520	N	N	13817 119TH AV NE
005	387600	1040	6/6/05	433000	2730	0	8	1965	4	9116	N	N	11609 NE 133RD ST
005	387600	2010	3/1/05	420000	2730	0	8	1965	3	8400	N	N	11617 NE 139TH ST
005	387600	2010	7/8/03	310000	2730	0	8	1965	3	8400	N	N	11617 NE 139TH ST
005	387610	0740	6/21/05	465000	2750	0	8	1966	3	7590	N	N	13823 119TH AV NE
005	382550	0130	3/12/05	463000	2760	0	8	1989	3	6832	N	N	16837 119TH PL NE
005	387600	1360	3/6/03	327000	2820	0	8	1965	3	9120	N	N	11604 NE 133RD ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	387610	0840	5/21/03	332950	2820	0	8	1966	4	5460	N	N	11809 NE 138TH ST
005	387610	0220	4/5/04	349500	2860	0	8	1966	3	7500	N	N	13526 119TH AV NE
005	387620	0300	11/23/04	367950	2920	0	8	1967	3	6175	N	N	12210 NE 143RD PL
005	387630	1040	3/19/04	335000	2980	0	8	1968	3	7200	N	N	12221 NE 142ND PL
005	387630	1420	1/21/05	405000	2980	0	8	1968	3	7384	N	N	12014 NE 140TH ST
005	382550	0290	6/29/04	420000	3030	0	8	1989	3	5950	N	N	11925 NE 168TH ST
005	328820	0480	5/17/05	466650	3040	0	8	1966	4	6600	N	N	11709 NE 141ST PL
005	328820	0480	8/13/03	355000	3040	0	8	1966	4	6600	N	N	11709 NE 141ST PL
005	387610	0120	4/6/04	369950	3140	1340	8	1966	3	8000	N	N	11907 NE 133RD PL
005	328820	0680	7/19/04	455500	3190	0	8	1966	4	8775	N	N	14245 117TH AV NE
005	328810	0600	9/21/05	449000	3220	0	8	1968	3	10115	N	N	11907 NE 144TH ST
005	328820	0630	9/9/03	355000	3220	0	8	1967	4	9900	N	N	14329 117TH AV NE
005	387630	0270	2/10/05	390000	3220	0	8	1969	3	6600	N	N	13931 122ND AV NE
005	387630	1110	2/18/05	365000	3220	0	8	1968	3	7200	N	N	12126 NE 142ND ST
005	328820	0670	9/17/04	400000	3260	0	8	1966	3	13600	N	N	14251 117TH AV NE
005	387630	1140	9/15/04	430000	3550	0	8	1968	3	5440	N	N	12102 NE 142ND ST
005	328820	0120	9/29/03	355000	3740	0	8	1966	4	10695	N	N	14324 117TH AV NE
005	328820	0990	2/3/03	387500	3990	0	8	1966	4	9000	N	N	14076 117TH PL NE
005	934850	0020	3/29/05	443000	1800	610	9	1987	3	9672	N	N	16601 121ST AV NE
005	815960	0100	2/1/03	339950	1820	0	9	2002	3	3791	N	N	13872 131ST PL NE
005	815960	0170	6/16/03	369950	1820	0	9	2003	3	3417	N	N	13131 NE 138TH PL
005	815960	0190	9/16/03	379950	1820	0	9	2003	3	3416	N	N	13119 NE 138TH PL
005	815960	0210	8/12/03	374950	1820	0	9	2003	3	3317	N	N	13107 NE 138TH PL
005	815960	0220	10/17/03	377950	1820	0	9	2003	3	3389	N	N	13047 NE 138TH PL
005	815960	0110	6/21/04	386500	1830	0	9	2002	3	3644	N	N	13866 131ST PL NE
005	815960	0250	11/14/03	382000	1830	0	9	2003	3	3469	N	N	13029 NE 138TH PL
005	815960	0300	2/26/03	347000	1830	0	9	2002	3	3714	N	N	13045 NE 139TH PL
005	815960	0420	7/20/05	468000	1830	0	9	2003	3	3713	N	N	13120 NE 138TH PL
005	815960	0420	5/7/03	360000	1830	0	9	2003	3	3713	N	N	13120 NE 138TH PL
005	946590	0080	5/20/05	529000	1950	720	9	1989	3	37539	N	N	16218 126TH AV NE
005	934610	0110	8/20/03	410000	1990	840	9	1988	3	9654	N	N	16320 123RD PL NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	894640	0140	10/14/04	380000	2000	0	9	2000	3	5088	N	N	16920 128TH PL NE
005	894640	0150	3/2/05	384500	2070	0	9	2001	3	4871	N	N	16880 128TH PL NE
005	868050	0060	8/23/05	510000	2100	0	9	1997	3	7319	N	N	15502 128TH CT NE
005	868050	0220	8/12/04	430000	2100	0	9	1997	3	12338	N	N	12802 NE 156TH ST
005	894640	0110	3/12/04	370000	2110	0	9	2001	3	5703	N	N	17080 128TH PL NE
005	894640	0180	12/23/03	340000	2110	0	9	2001	3	3666	N	N	16760 128TH PL NE
005	815960	0230	8/8/03	395000	2140	0	9	2003	3	3382	N	N	13041 NE 138TH PL
005	815960	0260	8/26/03	405000	2140	0	9	2003	3	3404	N	N	13851 130TH PL NE
005	815960	0280	9/3/03	413644	2140	0	9	2003	3	4193	N	N	13863 130TH PL NE
005	815960	0030	8/26/03	402550	2190	0	9	2002	3	3530	N	N	13111 NE 139TH CT
005	815960	0160	5/24/03	390000	2190	0	9	2003	3	3415	N	N	13137 NE 138TH PL
005	815960	0180	8/27/03	395925	2190	0	9	2003	3	3390	N	N	13125 NE 138TH PL
005	815960	0200	5/3/05	454930	2190	0	9	2003	3	3390	N	N	13113 NE 138TH PL
005	815960	0200	6/27/03	427642	2190	0	9	2003	3	3390	N	N	13113 NE 138TH PL
005	815960	0290	10/3/05	498000	2190	0	9	2003	3	3990	N	N	13858 130TH PL NE
005	815960	0290	5/9/03	382950	2190	0	9	2003	3	3990	N	N	13858 130TH PL NE
005	815960	0380	9/28/05	495000	2190	0	9	2003	3	3832	N	N	13142 NE 138TH PL
005	815960	0380	1/7/03	374950	2190	0	9	2003	3	3832	N	N	13142 NE 138TH PL
005	815960	0410	4/15/03	378650	2190	0	9	2003	3	3713	N	N	13126 NE 138TH PL
005	815960	0430	10/3/04	435000	2190	0	9	2003	3	3621	N	N	13114 NE 138TH PL
005	815960	0430	1/30/03	380000	2190	0	9	2003	3	3621	N	N	13114 NE 138TH PL
005	553650	0320	4/20/05	484950	2200	0	9	2005	3	5229	N	N	15381 129TH AV NE
005	553650	0130	1/6/05	439950	2220	0	9	2004	3	4245	N	N	12812 NE 154TH ST
005	103645	0410	10/14/04	424980	2230	0	9	2001	3	3761	N	N	12014 NE 132ND CT
005	946590	0360	10/19/05	489880	2250	0	9	1989	3	6300	N	N	12454 NE 162ND ST
005	815960	0120	2/3/03	359950	2250	0	9	2003	3	3709	N	N	13860 131ST PL NE
005	212605	9242	7/22/05	475000	2260	1070	9	1978	3	22322	N	N	13118 NE 143RD ST
005	815960	0050	2/9/04	405000	2260	0	9	2002	3	4612	N	N	13106 NE 139TH PL
005	815960	0130	3/20/03	365950	2260	0	9	2002	3	4248	N	N	13854 131ST PL NE
005	815960	0330	8/22/05	529950	2260	0	9	2002	3	3713	N	N	13115 NE 139TH ST
005	815960	0340	2/10/03	377950	2260	0	9	2003	3	3620	N	N	13121 NE 139TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	815960	0360	6/27/03	379000	2260	0	9	2003	3	3713	N	N	13135 NE 139TH ST
005	815960	0390	8/15/03	380000	2260	0	9	2003	3	3713	N	N	13138 NE 138TH PL
005	815960	0450	3/10/03	385878	2260	0	9	2003	3	3712	N	N	13044 NE 138TH PL
005	815960	0460	7/23/03	389950	2260	0	9	2003	3	4156	N	N	13846 130TH PL NE
005	946590	0250	8/22/05	485000	2290	0	9	1989	3	8675	N	N	12433 NE 162ND ST
005	946670	0150	3/15/04	386600	2290	0	9	1992	3	6630	N	N	16320 124TH PL NE
005	946670	0310	10/21/03	361300	2290	0	9	1992	3	7397	N	N	12447 NE 163RD CT
005	553650	0020	10/14/04	455000	2290	0	9	2004	3	4450	N	N	12775 NE 153RD PL
005	553650	0100	11/30/04	454950	2290	0	9	2004	3	4227	N	N	15337 128TH AV NE
005	553650	0110	1/10/05	452750	2300	0	9	2004	3	5362	N	N	15339 128TH AV NE
005	553650	0040	12/21/04	462950	2310	0	9	2004	3	5158	N	N	15325 128TH AV NE
005	946670	0050	8/26/05	494500	2320	0	9	1991	3	6888	N	N	16422 124TH CT NE
005	946670	0050	6/11/04	434000	2320	0	9	1991	3	6888	N	N	16422 124TH CT NE
005	934850	0260	2/23/05	435000	2370	0	9	1987	3	12800	N	N	12138 NE 164TH ST
005	934850	0330	4/21/04	415000	2370	0	9	1987	3	13516	N	N	12115 NE 165TH PL
005	553650	0270	2/22/05	481087	2370	0	9	2005	3	5693	N	N	15371 129TH AV NE
005	815960	0060	2/26/03	391950	2400	0	9	2003	3	3713	N	N	13112 NE 139TH ST
005	815960	0150	5/29/03	402950	2400	0	9	2003	3	4520	N	N	13143 NE 138TH PL
005	815960	0350	1/28/03	427740	2400	0	9	2003	3	3648	N	N	13129 NE 139TH ST
005	815960	0400	7/26/03	397500	2400	0	9	2003	3	3713	N	N	13132 NE 138TH PL
005	815960	0470	4/25/03	397500	2400	0	9	2003	3	3770	N	N	13852 130TH PL NE
005	934610	0040	9/23/05	564700	2410	860	9	1989	3	12233	N	N	16313 123RD PL NE
005	815960	0090	3/19/03	388056	2410	0	9	2002	3	4513	N	N	13878 131ST PL NE
005	946670	0230	3/7/03	375000	2420	0	9	1993	3	6045	N	N	16327 124TH PL NE
005	815960	0440	4/7/03	397000	2420	0	9	2003	3	3648	N	N	13108 NE 138TH PL
005	553650	0120	8/24/04	457950	2430	0	9	2004	3	6314	N	N	12800 154TH AV NE
005	934850	0340	8/22/05	605000	2440	0	9	1988	3	10610	N	N	12119 NE 165TH PL
005	868050	0020	7/9/03	379000	2440	0	9	1998	3	6098	N	N	15507 128TH CT NE
005	946591	0260	4/13/04	430000	2450	0	9	1992	3	10372	N	N	16014 125TH PL NE
005	946670	0360	9/22/05	515000	2490	0	9	1992	3	6686	N	N	12449 NE 164TH ST
005	868050	0200	6/8/05	530000	2490	0	9	1998	3	12952	Y	N	15522 129TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	815960	0240	8/25/03	409950	2500	0	9	2003	3	3588	N	N	13035 NE 138TH PL
005	815960	0270	9/22/03	404950	2500	0	9	2003	3	3557	N	N	13857 130TH PL NE
005	553650	0080	2/14/05	474959	2500	0	9	2004	3	5035	N	N	15333 128TH AV NE
005	934850	0200	3/15/05	525000	2520	620	9	1988	3	10958	N	N	12218 NE 164TH ST
005	934850	0200	5/28/03	407400	2520	620	9	1988	3	10958	N	N	12218 NE 164TH ST
005	946590	0400	7/14/05	455500	2520	0	9	1989	3	6588	N	N	12514 NE 162ND ST
005	553650	0190	10/6/04	558950	2520	660	9	2004	3	4727	Y	N	15408 129TH AV NE
005	946590	0130	11/12/03	365000	2540	0	9	1989	3	6362	N	N	12517 NE 162ND ST
005	553650	0150	9/14/04	461950	2540	0	9	2004	3	5000	N	N	12816 NE 154TH ST
005	553650	0290	2/18/05	488950	2540	0	9	2004	3	6001	N	N	15375 129TH AV NE
005	553650	0030	9/20/04	464950	2560	0	9	2004	3	5571	N	N	15323 128TH AV NE
005	553650	0060	12/1/04	472950	2560	0	9	2004	3	5096	N	N	15329 128TH AV NE
005	553650	0160	8/13/04	464950	2560	0	9	2004	3	5000	N	N	12818 NE 154TH ST
005	553650	0090	12/20/04	474950	2570	0	9	2004	3	4829	N	N	15335 128TH AV NE
005	553650	0330	6/22/04	459950	2570	0	9	2004	3	6160	N	N	12821 NE 154TH ST
005	934610	0100	4/22/05	449000	2580	0	9	1988	3	10349	N	N	16314 123RD PL NE
005	934610	0100	5/3/04	414000	2580	0	9	1988	3	10349	N	N	16314 123RD PL NE
005	934850	0230	6/24/05	475000	2580	0	9	1987	3	9709	N	N	16418 122ND PL NE
005	934850	0230	3/29/04	391000	2580	0	9	1987	3	9709	N	N	16418 122ND PL NE
005	553650	0390	5/19/05	517950	2585	0	9	2005	3	7365	N	N	15320 128TH AV NE
005	025370	0110	10/15/03	434950	2620	0	9	1993	3	7874	N	N	13253 NE 145TH PL
005	025370	0170	4/27/04	445000	2620	0	9	1993	3	8593	N	N	13252 NE 145TH PL
005	946590	0090	1/3/03	415000	2620	0	9	1989	3	32344	N	N	16210 126TH AV NE
005	934850	0210	8/9/04	400000	2640	0	9	1987	3	10240	N	N	12210 NE 164TH ST
005	162605	9169	8/6/03	436000	2670	0	9	2001	3	6195	N	N	12417 NE 163RD PL
005	162605	9169	7/23/03	422500	2670	0	9	2001	3	6195	N	N	12417 NE 163RD PL
005	553650	0220	4/19/05	584950	2700	850	9	2005	3	5095	Y	N	15380 129TH AV NE
005	946591	0350	5/26/04	383450	2710	0	9	1990	3	8085	N	N	16020 124TH CT NE
005	946670	0330	5/29/03	398000	2710	0	9	1991	3	6954	N	N	12444 NE 163RD CT
005	946590	0480	9/4/03	423950	2720	0	9	1989	3	8407	N	N	12500 NE 163RD ST
005	553650	0010	11/9/04	510338	2720	0	9	2004	3	4693	N	N	12777 NE 153RD PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	553650	0180	10/14/04	576950	2720	560	9	2004	3	6018	Y	N	15422 129TH AV NE
005	553650	0250	6/14/05	579950	2730	980	9	2005	3	6484	N	N	15374 129TH AV NE
005	553650	0280	4/13/05	489950	2730	0	9	2005	3	6074	N	N	15373 129TH AV NE
005	553650	0310	3/21/05	505950	2730	0	9	2005	3	5250	N	N	15379 129TH AV NE
005	553650	0360	7/1/05	630499	2730	730	9	2005	3	6175	N	N	15328 128TH AV NE
005	553650	0380	5/26/05	623675	2730	980	9	2005	3	5459	N	N	15324 128TH AV NE
005	946591	0230	6/24/03	399950	2750	0	9	1991	3	12100	N	N	12520 NE 160TH PL
005	553650	0230	4/20/05	600008	2800	860	9	2005	3	5178	Y	N	15378 129TH AV NE
005	946591	0010	3/14/05	409000	2820	0	9	1993	3	8405	N	N	12401 NE 160TH ST
005	553650	0200	12/14/04	560000	2820	940	9	2004	3	4857	Y	N	15384 129TH AV NE
005	553650	0240	6/8/05	579950	2860	660	9	2005	3	7140	Y	N	15376 129TH AV NE
005	553650	0260	5/2/05	569950	2860	660	9	2005	3	5852	N	N	15372 129TH AV NE
005	553650	0300	3/28/05	488950	2860	0	9	2005	3	5138	N	N	15377 129TH AV NE
005	553650	0370	8/24/05	590000	2860	660	9	2005	3	4760	N	N	15326 128TH AV NE
005	182750	0020	7/11/05	574900	2870	0	9	2004	3	5889	N	N	12415 NE 154TH PL
005	182750	0020	10/20/04	520800	2870	0	9	2004	3	5889	N	N	12415 NE 154TH PL
005	182750	0120	2/25/05	528800	2870	0	9	2004	3	11876	N	N	12400 NE 154TH PL
005	182750	0030	5/4/05	532800	2940	0	9	2004	3	4987	N	N	12425 NE 154TH PL
005	553650	0050	12/16/04	481950	2960	0	9	2004	3	5127	N	N	15327 128TH AV NE
005	553650	0140	11/16/04	484950	2960	0	9	2004	3	4890	N	N	12814 NE 154TH ST
005	162605	9172	9/22/04	557800	2990	0	9	2004	3	10062	N	N	13163 NE 145TH PL
005	182750	0110	8/18/04	528800	2990	0	9	2004	3	6682	N	N	12410 NE 154TH PL
005	182750	0010	6/2/04	507800	3000	0	9	2004	3	5905	N	N	12405 NE 154TH PL
005	182750	0100	1/10/05	512800	3000	0	9	2004	3	5815	N	N	12420 NE 154TH PL
005	553650	0070	12/13/04	508797	3000	0	9	2004	3	5065	N	N	15331 128TH AV NE
005	553650	0170	7/13/04	490000	3000	0	9	2004	3	6634	N	N	12820 NE 154TH ST
005	553650	0350	8/26/04	499950	3000	0	9	2004	3	5000	N	N	12817 NE 154TH ST
005	946670	0290	12/7/04	485000	3030	0	9	1992	3	7512	N	N	12439 NE 163RD CT
005	182750	0040	10/18/04	517800	3040	0	9	2004	3	5411	N	N	12435 NE 154TH PL
005	182750	0060	4/7/04	517800	3040	0	9	2004	3	6209	N	N	12455 NE 154TH PL
005	182750	0070	5/14/04	527800	3040	0	9	2004	3	6004	N	N	12450 NE 154TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
005	162605	9171	4/21/05	624950	3080	0	9	2005	3	8732	N	N	13155 NE 145TH PL
005	946591	0050	6/21/04	480000	3100	0	9	1991	3	12173	N	N	12443 NE 160TH ST
005	162605	9170	5/10/05	610950	3200	0	9	2005	3	8732	N	N	13147 NE 145TH PL
005	946591	0250	9/30/05	545000	3280	0	9	1991	3	8361	N	N	12504 NE 160TH PL
005	182750	0050	7/20/04	549800	3280	0	9	2004	3	8773	N	N	12445 NE 154TH PL
005	182750	0080	7/15/04	552800	3280	0	9	2004	3	9119	N	N	12440 NE 154TH PL
005	182750	0090	9/29/04	572192	3280	0	9	2004	3	6233	N	N	12430 NE 154TH PL
005	092605	9029	10/21/04	519000	2440	1120	10	2004	3	11386	Y	N	16521 124TH AV NE
005	092605	9196	3/2/04	510000	3100	0	10	2003	3	9691	Y	N	16539 124TH AV NE
005	092605	9194	1/20/04	510000	3170	0	10	2003	3	9600	Y	N	16527 124TH AV NE
005	092605	9195	3/16/04	537000	3290	0	10	2003	3	9600	Y	N	16533 124TH AV NE
005	212605	9133	11/14/03	658453	3380	0	10	2003	3	11067	N	N	13029 NE 144TH PL
005	162605	9176	5/24/05	725000	3600	0	10	2003	3	24528	N	N	16427 124TH AV NE
005	212605	9280	2/12/04	691500	3880	0	10	2002	3	14950	N	N	13017 NE 144TH PL
005	212605	9280	6/13/03	682000	3880	0	10	2002	3	14950	N	N	13017 NE 144TH PL
006	920620	0260	6/7/05	326000	960	0	6	1963	4	8905	N	N	10935 NE 133RD ST
006	139550	0210	6/2/03	235000	1120	0	6	1962	4	6050	N	N	10527 NE 132ND PL
006	292605	9160	6/22/05	330000	1140	0	6	1942	3	15246	N	N	10523 NE 124TH ST
006	139550	0040	3/9/05	267800	1150	0	6	1962	4	10560	N	N	13231 105TH AV NE
006	139550	0040	1/16/03	227900	1150	0	6	1962	4	10560	N	N	13231 105TH AV NE
006	312670	0060	9/29/03	290000	1400	0	6	1916	5	15821	N	N	11827 108TH AV NE
006	124230	0031	10/26/05	310000	1490	0	6	1914	3	19600	N	N	13612 JUANITA-WOODINVILLE WY NE
006	139550	0010	6/3/04	262000	1520	0	6	1962	3	10800	N	N	13205 105TH AV NE
006	139550	0170	5/25/05	312500	1550	0	6	1962	3	9600	N	N	13220 105TH AV NE
006	794113	0040	4/1/05	260000	730	0	7	1986	3	2418	N	N	12858 103RD PL NE
006	794110	0100	11/24/04	190000	740	0	7	1984	3	2106	N	N	10282 NE 129TH LN
006	814310	0610	7/21/05	335000	810	640	7	1972	3	6630	N	N	13920 102ND AV NE
006	138730	0470	5/26/04	290000	820	790	7	1976	3	7488	N	N	15409 110TH PL NE
006	924700	0030	8/3/05	351450	830	830	7	1971	3	8165	N	N	12387 105TH PL NE
006	924700	0030	10/3/05	340000	830	830	7	1971	3	8165	N	N	12387 105TH PL NE
006	321160	0030	5/19/03	243000	870	820	7	1971	3	7210	N	N	14101 108TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	321160	0050	8/12/03	246400	870	600	7	1971	4	7210	N	N	14059 108TH AV NE
006	375470	0060	5/31/05	350000	870	450	7	1973	4	9660	N	N	10526 NE 139TH ST
006	375650	0020	6/11/04	246000	870	0	7	1962	3	9545	N	N	13100 111TH AV NE
006	143790	0380	12/29/03	274950	900	880	7	1972	4	6961	N	N	13026 111TH PL NE
006	292605	9228	9/21/04	298912	900	0	7	1983	4	10080	N	N	10212 NE 125TH PL
006	375650	0070	9/10/04	249800	910	0	7	1962	3	9660	N	N	13014 111TH AV NE
006	375650	0170	3/5/04	252000	910	0	7	1963	4	9750	N	N	12811 111TH AV NE
006	375650	0470	7/28/04	242000	910	0	7	1963	4	9576	N	N	12821 110TH AV NE
006	375650	0620	7/14/04	262500	910	0	7	1962	3	9520	N	N	11020 NE 131ST ST
006	143790	0010	11/12/04	293000	920	860	7	1973	3	8000	N	N	13123 111TH PL NE
006	920620	0150	6/10/03	250000	920	660	7	1963	4	10125	N	N	13245 109TH AV NE
006	143791	0350	2/8/05	330000	940	860	7	1973	3	6480	N	N	12915 113TH PL NE
006	375660	0290	6/14/05	330000	940	0	7	1963	3	10400	N	N	12830 109TH AV NE
006	376480	0210	6/1/05	250000	940	0	7	1965	3	8245	N	N	10435 NE 142ND PL
006	376480	0220	12/23/04	245000	940	0	7	1965	3	8250	N	N	10443 NE 142ND PL
006	376480	0360	8/10/04	250000	940	0	7	1965	5	5280	N	N	10419 NE 143RD ST
006	376530	0020	3/24/04	235000	940	0	7	1962	3	10500	N	N	13647 103RD AV NE
006	376540	0060	5/27/03	215000	940	0	7	1962	4	9625	N	N	10304 NE 136TH PL
006	742411	0100	8/25/04	260000	940	0	7	1971	3	7350	N	N	10325 NE 125TH PL
006	376550	0090	3/11/04	237500	950	0	7	1962	4	12375	N	N	10610 NE 137TH PL
006	947720	1220	1/7/04	220000	950	0	7	1977	3	9360	N	N	14325 113TH AV NE
006	375470	0490	6/20/05	290000	960	0	7	1972	3	8400	N	N	13811 108TH AV NE
006	376480	0270	6/15/04	257750	960	0	7	1966	3	7275	N	N	14228 105TH AV NE
006	376480	0270	9/24/03	225000	960	0	7	1966	3	7275	N	N	14228 105TH AV NE
006	376480	0440	9/15/05	317500	960	0	7	1966	4	7300	N	N	14221 105TH AV NE
006	771610	0130	10/22/03	236000	960	0	7	1967	4	7200	N	N	10928 NE 118TH ST
006	814310	0190	8/5/04	249000	960	0	7	1971	3	7470	N	N	14113 102ND AV NE
006	920620	0020	7/8/05	340000	960	920	7	1963	4	9750	N	N	13212 108TH AV NE
006	920620	0110	4/7/05	305000	960	370	7	1963	3	10500	N	N	10815 NE 134TH ST
006	920620	0140	6/27/05	345000	960	660	7	1963	3	13485	N	N	13253 109TH AV NE
006	920620	0160	2/24/05	315000	960	660	7	1963	3	9750	N	N	13237 109TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	920620	0160	4/30/03	225000	960	660	7	1963	3	9750	N	N	13237 109TH AV NE
006	138730	1100	2/17/04	232950	970	0	7	1976	3	8840	N	N	15028 108TH PL NE
006	742411	0140	8/23/04	316200	970	880	7	1975	3	7303	N	N	10314 NE 125TH PL
006	814300	0120	7/14/05	335000	970	760	7	1967	3	8330	N	N	14152 104TH PL NE
006	814300	0120	5/19/04	277000	970	760	7	1967	3	8330	N	N	14152 104TH PL NE
006	814300	0410	7/7/04	250000	970	0	7	1968	3	13860	N	N	10338 NE 141ST PL
006	814300	0640	11/19/03	230000	970	0	7	1968	3	21353	N	N	14001 104TH PL NE
006	924700	0020	4/15/04	265000	980	0	7	1971	4	8050	N	N	12393 105TH PL NE
006	355891	0380	8/25/05	370000	1000	440	7	1970	3	9152	N	N	12137 104TH AV NE
006	620440	0290	7/18/05	330000	1000	440	7	1976	3	8330	N	N	10626 NE 148TH ST
006	742411	0050	9/11/03	285900	1000	1000	7	1971	4	11390	N	N	12424 103RD AV NE
006	375470	0260	4/23/03	258000	1010	350	7	1973	4	8000	N	N	13803 108TH AV NE
006	525890	0010	3/29/04	256000	1010	0	7	1986	3	12043	N	N	10626 NE 133RD PL
006	525890	0040	3/14/05	281000	1010	0	7	1986	3	16351	N	N	10625 NE 133RD PL
006	742411	0120	8/12/04	300000	1010	880	7	1976	3	6540	N	N	10326 NE 125TH PL
006	771600	0030	9/21/04	268500	1010	500	7	1967	3	7450	N	N	10929 NE 116TH PL
006	771600	0110	3/12/03	265000	1010	670	7	1967	4	5175	N	N	10931 NE 117TH PL
006	771600	0200	6/24/03	265000	1010	330	7	1967	3	7200	N	N	11628 110TH AV NE
006	814300	0310	7/11/05	375000	1010	1010	7	1968	3	7200	N	N	10409 NE 142ND ST
006	814310	0740	7/1/04	240000	1010	0	7	1968	3	7975	N	N	14104 102ND AV NE
006	947720	0730	12/8/04	257500	1020	0	7	1971	3	7200	N	N	14141 111TH AV NE
006	143790	0420	5/12/04	323000	1030	1000	7	1973	4	9100	N	N	13118 111TH PL NE
006	814300	0390	2/15/05	302450	1030	730	7	1968	3	7200	N	N	14137 104TH PL NE
006	138730	0220	4/19/05	273950	1040	0	7	1976	4	5850	N	N	15308 111TH AV NE
006	138730	1250	4/28/03	239000	1040	240	7	1976	3	6600	N	N	10910 NE 151ST ST
006	143790	0360	7/28/05	377000	1050	530	7	1972	3	7000	N	N	13012 111TH PL NE
006	375830	0410	3/26/04	315000	1050	470	7	1968	5	9570	N	N	10136 NE 116TH PL
006	375830	0470	5/24/05	353500	1050	420	7	1968	4	12900	N	N	10101 NE 116TH PL
006	814310	0260	10/31/03	238000	1050	0	7	1968	4	8000	N	N	14056 102ND CT NE
006	8666328	0060	7/12/04	295000	1050	330	7	1983	3	7762	N	N	10642 NE 123RD ST
006	920620	0010	5/27/03	252000	1050	500	7	1963	4	10125	N	N	13204 108TH AV NE

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**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	920620	0190	12/9/05	410000	1050	480	7	1963	3	9750	N	N	13213 109TH AV NE
006	920620	0190	8/26/03	265000	1050	480	7	1963	3	9750	N	N	13213 109TH AV NE
006	795500	0220	11/22/04	295950	1060	440	7	1969	3	6500	N	N	10514 NE 143RD PL
006	795500	0220	2/11/04	259000	1060	440	7	1969	3	6500	N	N	10514 NE 143RD PL
006	779655	0020	12/19/05	301000	1070	0	7	1983	3	5201	N	N	14438 101ST PL NE
006	395580	0160	1/8/04	299000	1080	1080	7	1962	5	10880	N	N	10663 NE 132ND PL
006	620440	0040	6/11/03	249950	1080	440	7	1978	3	8642	N	N	10717 NE 145TH PL
006	947720	0940	6/16/05	327290	1080	480	7	1975	4	8190	N	N	11103 NE 142ND ST
006	947720	0940	9/17/03	256000	1080	480	7	1975	4	8190	N	N	11103 NE 142ND ST
006	947720	1150	8/21/03	243500	1080	510	7	1976	3	6750	N	N	14244 112TH PL NE
006	138730	0200	9/16/03	245000	1090	750	7	1976	3	7426	N	N	15300 111TH AV NE
006	138730	0620	1/4/05	349000	1090	750	7	1976	3	10260	N	N	10818 NE 154TH CT
006	138730	0730	4/22/03	243450	1090	450	7	1976	3	7500	N	N	15219 108TH PL NE
006	257030	0130	5/19/05	342000	1090	1060	7	1963	3	8750	N	N	10431 NE 130TH ST
006	810660	0040	6/21/04	305000	1090	360	7	1983	3	7468	N	N	13929 113TH AV NE
006	814300	0450	4/4/05	285000	1090	0	7	1968	3	7371	N	N	10332 NE 141ST CT
006	814300	0450	2/10/03	225000	1090	0	7	1968	3	7371	N	N	10332 NE 141ST CT
006	143790	0220	11/19/03	282500	1100	820	7	1972	4	8250	N	N	12805 112TH PL NE
006	375470	0140	4/13/05	360000	1100	480	7	1972	4	6300	N	N	10517 NE 139TH ST
006	814310	0440	1/2/04	259950	1100	770	7	1969	3	8125	N	N	10217 NE 139TH ST
006	866328	0240	11/4/05	320000	1100	0	7	1985	4	8549	N	N	12320 107TH PL NE
006	947720	0110	10/27/05	368000	1100	480	7	1977	4	10000	N	N	14053 113TH AV NE
006	138730	1120	10/11/04	315000	1110	770	7	1976	3	7400	N	N	15200 108TH PL NE
006	138730	0300	8/21/03	239950	1130	0	7	1969	4	7680	N	N	11128 NE 154TH ST
006	664740	0240	4/7/04	292000	1130	300	7	1982	4	7340	N	N	11002 NE 135TH PL
006	330323	0030	12/20/05	367000	1140	530	7	1972	3	7150	N	N	14014 109TH AV NE
006	330323	0030	8/25/04	259000	1140	530	7	1972	3	7150	N	N	14014 109TH AV NE
006	375470	0370	11/18/04	269950	1140	0	7	1972	3	8000	N	N	13934 106TH PL NE
006	779655	0150	4/25/04	225000	1140	0	7	1984	3	4348	N	N	10107 NE 144TH CT
006	947700	0310	6/25/04	309900	1140	390	7	1967	3	6860	N	N	11230 NE 146TH ST
006	947700	0330	5/28/03	310000	1140	420	7	1967	5	8378	N	N	11216 NE 146TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	947700	0500	6/18/04	280000	1140	220	7	1967	3	7200	N	N	11232 NE 145TH ST
006	947700	0500	6/18/04	280000	1140	220	7	1967	3	7200	N	N	11232 NE 145TH ST
006	947710	0420	8/11/05	329950	1140	460	7	1977	3	8625	N	N	11011 NE 141ST ST
006	138730	0280	4/29/04	269000	1150	0	7	1976	3	7200	N	N	11121 NE 154TH ST
006	233530	0080	2/16/05	282500	1150	0	7	1984	3	7658	N	N	14320 101ST PL NE
006	947700	0420	11/18/03	265000	1150	220	7	1967	4	7700	N	N	14545 114TH AV NE
006	947720	0520	4/13/04	257000	1150	0	7	1984	3	6900	N	N	14327 113TH AV NE
006	289570	0150	8/27/04	290500	1160	0	7	1979	3	9000	N	N	13438 108TH AV NE
006	321160	0820	12/4/03	305000	1160	970	7	1972	4	7800	N	N	14113 105TH AV NE
006	375830	0380	8/29/05	384950	1160	570	7	1965	3	11640	N	N	10106 NE 116TH PL
006	375830	0460	7/28/05	334000	1160	420	7	1968	3	9375	N	N	10107 NE 116TH PL
006	691873	0250	12/20/04	312000	1160	0	7	1976	3	7068	N	N	14430 102ND AV NE
006	794112	0020	11/17/04	230000	1160	0	7	1984	3	1460	N	N	12803 102ND AV NE
006	794112	0020	10/10/03	200000	1160	0	7	1984	3	1460	N	N	12803 102ND AV NE
006	138730	1560	2/22/05	307500	1170	890	7	1975	3	7725	N	N	15207 110TH PL NE
006	355891	0120	5/31/05	380000	1170	0	7	1973	4	7500	N	N	12207 102ND PL NE
006	375470	0050	3/8/05	332000	1170	500	7	1972	3	7700	N	N	10534 NE 139TH ST
006	147165	0020	8/17/05	365000	1180	440	7	1980	3	7533	N	N	10405 NE 125TH PL
006	312670	0086	11/10/03	375000	1180	1100	7	1972	4	20096	N	N	11849 108TH AV NE
006	321160	0130	6/24/05	350000	1180	500	7	1969	3	8549	N	N	10644 NE 140TH ST
006	795506	0040	12/16/04	320000	1180	430	7	1973	3	8820	N	N	14421 106TH PL NE
006	795506	0310	2/3/05	337500	1180	740	7	1973	4	7575	N	N	14440 106TH PL NE
006	795506	0310	4/16/03	319950	1180	740	7	1973	4	7575	N	N	14440 106TH PL NE
006	794111	0090	7/7/04	217000	1180	60	7	1984	3	1224	N	N	10231 NE 129TH LN
006	794111	0100	7/11/03	200000	1180	60	7	1984	3	1152	N	N	10229 NE 129TH LN
006	794111	0130	4/22/04	214950	1180	60	7	1984	3	1152	N	N	10221 NE 129TH LN
006	138730	1000	6/10/05	325000	1190	570	7	1968	3	8000	N	N	10834 NE 149TH ST
006	138730	1000	12/3/03	253000	1190	570	7	1968	3	8000	N	N	10834 NE 149TH ST
006	321160	0560	9/26/03	258499	1190	0	7	1969	4	9936	N	N	14104 105TH AV NE
006	375650	0450	5/12/05	285000	1190	0	7	1963	4	10260	N	N	12803 110TH AV NE
006	375650	0450	2/13/03	228500	1190	0	7	1963	4	10260	N	N	12803 110TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	794110	0160	8/22/05	297000	1190	0	7	1984	3	1856	N	N	10256 NE 129TH LN
006	794111	0150	2/26/05	226000	1190	60	7	1984	3	1152	N	N	10217 NE 129TH LN
006	138730	1730	5/23/05	307000	1200	0	7	1975	3	7236	N	N	15310 110TH PL NE
006	138730	1740	8/11/03	243000	1200	0	7	1975	4	8560	N	N	11023 NE 154TH ST
006	202605	9065	7/1/05	350000	1200	0	7	1951	3	22215	N	N	10443 NE 145TH ST
006	312670	0081	9/1/04	360000	1200	400	7	1972	3	17482	N	N	11847 108TH AV NE
006	321160	0520	3/11/03	275000	1200	0	7	1969	4	7210	N	N	10538 NE 141ST ST
006	321160	0550	8/9/05	327000	1200	0	7	1969	4	7828	N	N	10516 NE 141ST ST
006	375650	0100	7/21/04	274200	1200	0	7	1962	4	9660	N	N	12846 111TH AV NE
006	375650	0270	9/20/04	280500	1200	0	7	1962	3	9750	N	N	13035 111TH AV NE
006	794113	0110	5/26/04	253000	1200	0	7	1986	3	2845	N	N	12826 103RD PL NE
006	321160	0290	5/2/03	239950	1210	0	7	1969	3	7210	N	N	10523 NE 141ST ST
006	355891	0520	1/27/05	340000	1210	940	7	1972	3	7490	N	N	12140 104TH AV NE
006	664720	0080	8/8/03	270000	1210	0	7	1979	4	6825	N	N	11104 NE 132ND PL
006	947720	0220	4/28/04	259000	1210	0	7	1977	3	8400	N	N	14018 113TH AV NE
006	947720	0570	4/1/03	255000	1210	0	7	1984	3	6912	N	N	11224 NE 143RD PL
006	794114	0010	1/16/04	223500	1210	0	7	1985	3	2003	N	N	12936 103RD PL NE
006	375470	0390	12/15/04	258000	1216	0	7	1972	4	7500	N	N	10621 NE 140TH ST
006	375470	0390	6/4/03	215000	1216	0	7	1972	4	7500	N	N	10621 NE 140TH ST
006	138730	1260	6/13/05	309000	1220	440	7	1976	3	5340	N	N	10904 NE 151ST ST
006	138730	1430	9/10/04	326000	1220	430	7	1975	3	7313	N	N	15100 110TH AV NE
006	330323	0200	11/19/03	288800	1220	480	7	1969	4	7210	N	N	14020 108TH AV NE
006	376480	0140	8/28/03	247500	1220	0	7	1966	4	7200	N	N	14233 104TH AV NE
006	376480	0480	4/7/04	246000	1220	0	7	1966	3	7220	N	N	10432 NE 143RD PL
006	376480	0540	12/30/04	286000	1220	0	7	1966	3	5355	N	N	14340 104TH AV NE
006	691871	0330	11/24/03	298200	1220	520	7	1975	4	7000	N	N	10210 NE 143RD PL
006	691873	0080	3/31/04	266400	1220	0	7	1976	3	5850	N	N	10108 NE 144TH PL
006	947720	0050	6/16/05	339950	1220	260	7	1977	3	7145	N	N	11131 NE 141ST ST
006	947720	0100	11/12/03	252500	1220	260	7	1977	4	6375	N	N	11221 NE 141ST ST
006	947720	0310	7/11/05	325000	1220	260	7	1977	3	9333	N	N	14110 113TH AV NE
006	947720	1000	9/12/05	352000	1220	240	7	1976	3	6600	N	N	14220 112TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	947720	1400	9/13/05	353000	1220	240	7	1977	4	8346	N	N	11128 NE 141ST PL
006	947720	1460	4/7/04	270500	1220	240	7	1976	3	7176	N	N	11115 NE 141ST PL
006	947720	1530	6/3/05	325500	1220	260	7	1977	3	7565	N	N	11223 NE 141ST PL
006	794113	0140	8/21/03	215000	1220	0	7	1986	3	2980	N	N	12818 103RD PL NE
006	144340	0050	11/29/04	340000	1230	420	7	1980	3	7800	N	N	12419 106TH PL NE
006	144580	0210	1/8/04	239000	1230	0	7	1954	3	12375	N	N	12409 105TH AV NE
006	321160	0660	7/14/05	321000	1230	0	7	1969	3	7475	N	N	10715 NE 142ND ST
006	375470	0290	5/25/05	360000	1230	1060	7	1972	3	7400	N	N	10702 NE 138TH PL
006	375470	0290	6/24/04	315000	1230	1060	7	1972	3	7400	N	N	10702 NE 138TH PL
006	947700	0480	10/22/03	280000	1230	220	7	1967	4	7100	N	N	11246 NE 145TH ST
006	947720	1210	4/21/04	282950	1230	530	7	1976	3	7650	N	N	11245 NE 143RD PL
006	691871	0210	2/13/03	290000	1240	570	7	1976	4	7975	N	N	10235 NE 143RD ST
006	814310	0590	7/18/03	245000	1240	0	7	1973	4	7209	N	N	10204 NE 139TH ST
006	866328	0230	6/24/05	380000	1240	390	7	1983	3	7309	N	N	12314 107TH PL NE
006	947700	0190	4/30/04	285950	1240	620	7	1977	4	7200	N	N	11134 NE 145TH ST
006	947720	1140	10/28/04	289500	1240	570	7	1976	3	6000	N	N	14238 112TH PL NE
006	138730	0550	8/1/03	252500	1250	220	7	1969	3	9250	N	N	10816 NE 154TH PL
006	138730	0910	2/23/04	259000	1250	0	7	1968	3	6500	N	N	10813 NE 149TH ST
006	355891	0090	9/17/03	312000	1250	550	7	1975	4	5700	N	N	12224 102ND PL NE
006	375830	0060	6/28/05	288000	1250	0	7	1965	3	8125	N	N	11643 101ST PL NE
006	375830	0170	6/20/05	295000	1250	0	7	1965	3	10125	N	N	11821 102ND PL NE
006	375830	0170	4/25/03	238000	1250	0	7	1965	3	10125	N	N	11821 102ND PL NE
006	375830	0290	11/22/05	376000	1250	0	7	1966	3	9975	N	N	11812 102ND PL NE
006	395580	0130	10/22/04	349000	1250	430	7	1962	4	9900	N	N	10637 NE 132ND PL
006	680150	0120	8/26/04	288000	1250	0	7	1983	3	8631	N	N	13014 103RD PL NE
006	924700	0120	12/7/05	349950	1250	0	7	1969	3	7560	N	N	12364 105TH PL NE
006	924700	0120	5/27/03	240000	1250	0	7	1969	3	7560	N	N	12364 105TH PL NE
006	330323	0360	7/26/03	256500	1260	0	7	1970	4	7200	N	N	10810 NE 141ST PL
006	355885	0010	11/18/05	465000	1260	1070	7	1969	3	9350	N	N	11664 104TH AV NE
006	375470	0340	8/25/05	380000	1260	340	7	1972	3	6901	N	N	13916 106TH PL NE
006	814310	0160	9/25/03	245000	1260	0	7	1968	4	7600	N	N	14137 102ND AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	947710	0650	9/16/03	258000	1260	0	7	1968	4	7446	N	N	11016 NE 143RD ST
006	947720	0430	8/19/04	275000	1260	0	7	1976	3	8400	N	N	14302 113TH AV NE
006	321160	0570	11/23/04	255000	1270	0	7	1969	3	7725	N	N	14116 105TH AV NE
006	321160	0670	2/8/05	270000	1270	0	7	1969	3	7350	N	N	14125 108TH AV NE
006	395580	0050	5/31/05	305000	1270	0	7	1962	4	9600	N	N	10639 NE 133RD PL
006	947720	0070	8/4/03	301700	1270	530	7	1977	4	5625	N	N	11201 NE 141ST ST
006	947720	0280	8/2/04	270000	1270	480	7	1977	3	8040	N	N	14064 113TH AV NE
006	947720	0320	12/1/05	350000	1270	0	7	1977	3	9639	N	N	14118 113TH AV NE
006	947720	0480	2/22/05	315000	1270	620	7	1977	3	5610	N	N	14340 113TH AV NE
006	947720	1290	10/23/03	252000	1270	0	7	1977	3	8360	N	N	14221 113TH AV NE
006	947720	1380	11/4/04	304000	1270	0	7	1977	3	8611	N	N	11204 NE 141ST PL
006	947720	1470	6/26/04	276000	1270	0	7	1977	3	6900	N	N	11123 NE 141ST PL
006	794110	0330	6/17/05	335000	1270	0	7	1984	3	2568	N	N	10285 NE 129TH LN
006	794110	0330	4/10/03	225000	1270	0	7	1984	3	2568	N	N	10285 NE 129TH LN
006	202605	9029	1/21/05	362000	1280	570	7	1979	3	13939	N	N	10928 NE 132ND ST
006	321160	0680	12/12/03	270000	1280	0	7	1971	4	8000	N	N	10722 NE 142ND ST
006	620442	0280	8/31/05	355000	1280	600	7	1978	3	10500	N	N	10514 NE 151ST ST
006	814310	0800	5/27/04	267500	1280	0	7	1968	3	6825	N	N	10317 NE 141ST ST
006	866328	0200	7/28/03	318500	1280	390	7	1983	3	29756	N	N	10651 NE 123RD ST
006	947720	0680	8/1/03	239950	1280	0	7	1975	4	7100	N	N	14229 111TH AV NE
006	794110	0060	12/9/03	213000	1280	0	7	1984	3	2016	N	N	10029 NE 129TH PL
006	794111	0110	9/17/03	229950	1280	0	7	1984	3	1152	N	N	10227 NE 129TH LN
006	138730	0060	6/2/04	240500	1290	0	7	1976	3	7335	N	N	11025 NE 150TH ST
006	138730	0720	10/23/03	246150	1290	0	7	1976	3	7875	N	N	15227 108TH PL NE
006	138730	1160	3/22/03	244500	1290	0	7	1969	3	9000	N	N	15234 108TH PL NE
006	376480	0600	11/9/04	268950	1290	0	7	1965	3	6750	N	N	14372 104TH AV NE
006	771600	0160	3/11/05	315000	1290	0	7	1967	3	8000	N	N	10940 NE 117TH PL
006	771600	0180	6/14/04	290000	1290	0	7	1967	3	7200	N	N	11612 110TH AV NE
006	771600	0180	6/14/04	290000	1290	0	7	1967	3	7200	N	N	11612 110TH AV NE
006	947700	0940	8/10/05	409000	1290	520	7	1967	3	7770	N	N	14733 114TH AV NE
006	794112	0080	8/26/05	302000	1290	70	7	1984	3	1300	N	N	12819 102ND AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	794112	0080	3/10/03	230000	1290	70	7	1984	3	1300	N	N	12819 102ND AV NE
006	138730	0600	3/21/03	247000	1300	440	7	1976	3	8330	N	N	15427 110TH AV NE
006	144580	0090	4/8/03	260000	1300	440	7	1974	3	4950	N	N	10511 NE 125TH PL
006	292605	9073	2/11/03	290000	1300	1030	7	1984	4	10172	N	N	10615 NE 124TH ST
006	321160	0350	3/15/05	326000	1300	0	7	1969	3	7200	N	N	14100 107TH AV NE
006	355891	0580	12/1/04	380000	1300	700	7	1968	4	8925	N	N	12207 105TH AV NE
006	355891	0580	10/20/03	324000	1300	700	7	1968	4	8925	N	N	12207 105TH AV NE
006	814310	0320	6/18/04	257900	1300	0	7	1968	3	6270	N	N	10204 NE 140TH PL
006	947700	0590	5/20/04	279950	1300	0	7	1967	3	7200	N	N	14532 114TH AV NE
006	947700	0710	7/26/05	334950	1300	430	7	1967	3	8120	N	N	14900 114TH AV NE
006	947700	1270	4/9/03	229950	1300	0	7	1967	4	6600	N	N	14746 112TH AV NE
006	947700	1420	3/26/04	230000	1300	0	7	1967	3	6700	N	N	14613 111TH AV NE
006	947700	1450	7/14/04	253000	1300	0	7	1967	3	8400	N	N	14535 111TH AV NE
006	947710	0110	6/9/03	239000	1300	0	7	1968	4	8400	N	N	14329 109TH AV NE
006	947710	0310	7/11/05	345000	1300	0	7	1968	4	7280	N	N	14119 110TH AV NE
006	947710	0500	3/4/03	243500	1300	0	7	1968	5	7416	N	N	14126 110TH AV NE
006	947710	0720	11/6/03	254500	1300	0	7	1968	3	7350	N	N	14312 112TH AV NE
006	947710	0840	4/19/05	307000	1300	0	7	1967	4	6000	N	N	11019 NE 143RD ST
006	947710	0840	2/14/03	250000	1300	0	7	1967	4	6000	N	N	11019 NE 143RD ST
006	947710	0990	8/19/03	249980	1300	0	7	1967	4	6860	N	N	11000 NE 144TH ST
006	947710	1120	9/9/03	239950	1300	0	7	1968	4	8000	N	N	14241 110TH AV NE
006	947720	0330	10/12/05	325000	1300	410	7	1977	3	8645	N	N	14126 113TH AV NE
006	376480	0370	2/12/04	255000	1310	0	7	1965	3	7150	N	N	10411 NE 143RD ST
006	376480	0630	5/24/05	250000	1310	0	7	1965	3	8100	N	N	10415 NE 145TH ST
006	376530	0120	11/17/05	357000	1310	0	7	1962	3	10125	N	N	10314 NE 137TH PL
006	376530	0120	5/13/03	247500	1310	0	7	1962	3	10125	N	N	10314 NE 137TH PL
006	376540	0020	3/16/05	329950	1310	0	7	1962	4	9775	N	N	10322 NE 136TH PL
006	376540	0020	5/16/03	271000	1310	0	7	1962	4	9775	N	N	10322 NE 136TH PL
006	947710	0230	10/14/04	295950	1310	0	7	1977	4	7056	N	N	14233 109TH AV NE
006	257030	0150	12/10/04	280000	1320	0	7	1970	3	6960	N	N	13000 105TH PL NE
006	355891	0390	6/15/04	348300	1320	0	7	1970	4	7875	N	N	12125 104TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	376540	0110	7/2/03	250000	1320	0	7	1962	4	7650	N	N	10301 NE 136TH PL
006	512840	0040	4/7/05	415000	1320	670	7	1966	4	10500	N	N	11617 111TH AV NE
006	620440	0030	8/2/05	325888	1320	600	7	1978	3	9061	N	N	10713 NE 145TH PL
006	947700	1120	8/5/04	267950	1320	0	7	1967	3	7875	N	N	14822 113TH AV NE
006	138730	1550	7/15/03	245000	1330	0	7	1975	3	7800	N	N	15211 110TH PL NE
006	138730	1800	12/14/05	342000	1330	0	7	1976	3	7650	N	N	15211 111TH AV NE
006	138730	1800	11/17/03	249900	1330	0	7	1976	3	7650	N	N	15211 111TH AV NE
006	138730	1840	9/23/04	288500	1330	0	7	1975	3	9800	N	N	15105 111TH AV NE
006	355891	0540	2/13/04	326725	1330	860	7	1976	4	8560	N	N	10403 NE 123RD ST
006	355891	0610	3/30/04	329500	1330	1220	7	1971	3	7875	N	N	12109 105TH AV NE
006	375830	0210	6/10/05	389950	1330	530	7	1966	3	10050	N	N	11849 102ND PL NE
006	691871	0010	3/30/05	300000	1330	0	7	1975	3	7256	N	N	14417 102ND AV NE
006	947710	0530	7/16/04	281000	1330	0	7	1968	4	6630	N	N	14212 110TH AV NE
006	138730	0790	7/19/04	276000	1340	260	7	1969	3	6402	N	N	15023 108TH PL NE
006	138730	1380	8/10/04	258000	1340	0	7	1976	3	9880	N	N	14907 110TH AV NE
006	143790	0350	9/13/05	324950	1340	0	7	1972	3	6500	N	N	13006 111TH PL NE
006	355880	0190	9/17/03	334950	1340	1210	7	1968	3	9900	N	N	10315 NE 118TH PL
006	355880	0230	9/13/05	440000	1340	1210	7	1967	3	8690	N	N	10152 NE 116TH PL
006	376480	0460	5/27/05	270000	1340	0	7	1965	3	7220	N	N	10508 NE 143RD PL
006	376480	0520	7/24/03	228500	1340	0	7	1965	3	8500	N	N	14332 104TH AV NE
006	691871	0090	11/14/05	350000	1340	700	7	1975	3	8360	N	N	14317 102ND AV NE
006	866328	0050	10/25/04	315000	1340	0	7	1981	3	8693	N	N	12307 107TH PL NE
006	355880	0220	10/10/03	329950	1350	700	7	1967	4	8030	N	N	10160 NE 116TH PL
006	680150	0060	3/18/04	279000	1350	0	7	1983	3	8220	N	N	13023 103RD PL NE
006	947700	1290	11/15/05	332500	1350	0	7	1967	3	7200	N	N	14751 112TH AV NE
006	947700	1290	10/22/03	223000	1350	0	7	1967	3	7200	N	N	14751 112TH AV NE
006	947710	0460	10/21/04	290000	1350	0	7	1968	3	10208	N	N	11000 NE 141ST ST
006	795500	0050	6/15/04	285000	1360	0	7	1969	3	7150	N	N	10614 NE 143RD ST
006	795500	0100	6/16/05	317500	1360	0	7	1969	3	7416	N	N	10619 NE 143RD PL
006	795500	0140	11/25/03	252500	1360	0	7	1969	4	10800	N	N	10722 NE 143RD PL
006	814310	0170	6/23/05	285000	1360	0	7	1968	3	6764	N	N	14129 102ND AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	620442	0110	3/10/03	275000	1370	710	7	1979	3	10000	N	N	15021 106TH AV NE
006	947710	0170	6/11/05	309950	1370	0	7	1968	3	9720	N	N	14305 109TH AV NE
006	144340	0160	10/21/03	312000	1380	400	7	1980	3	7200	N	N	12432 106TH PL NE
006	330323	0160	6/17/04	232000	1380	0	7	1971	3	11060	N	N	14011 109TH AV NE
006	375650	0190	12/22/04	290000	1380	0	7	1963	4	9750	N	N	12827 111TH AV NE
006	947720	0290	11/29/05	317000	1380	0	7	1977	3	8040	N	N	14070 113TH AV NE
006	794110	0120	3/20/03	247000	1380	0	7	1984	3	2184	N	N	10276 NE 129TH LN
006	138730	0080	7/26/04	229000	1390	0	7	1975	3	9380	N	N	15004 111TH AV NE
006	330323	0300	3/24/05	330000	1390	430	7	1972	4	5390	N	N	10825 NE 141ST PL
006	330323	0370	7/14/04	310000	1390	430	7	1972	3	7500	N	N	10802 NE 141ST PL
006	355890	0190	7/21/04	376000	1390	470	7	1969	3	10340	N	N	11862 104TH AV NE
006	355890	0310	6/13/03	319000	1390	1210	7	1969	3	10800	N	N	10705 NE 121ST ST
006	355890	0370	6/9/05	425000	1390	0	7	1975	3	7150	N	N	12112 107TH AV NE
006	355891	0450	5/7/04	289950	1390	0	7	1973	4	8550	N	N	11857 104TH AV NE
006	355891	0460	1/27/04	251000	1390	0	7	1973	3	7590	N	N	11849 104TH AV NE
006	375650	0600	3/24/03	230000	1390	0	7	1962	3	9243	N	N	11010 NE 131ST ST
006	664740	0190	8/12/04	343000	1390	480	7	1983	3	6525	N	N	13450 110TH PL NE
006	795505	0250	10/10/03	265000	1390	450	7	1973	3	7575	N	N	10702 NE 144TH CT
006	376480	0510	9/26/03	229000	1400	0	7	1965	3	7920	N	N	10404 NE 143RD PL
006	771600	0070	2/9/05	401000	1400	700	7	1967	4	7480	N	N	10934 NE 116TH PL
006	771600	0070	9/15/04	310000	1400	700	7	1967	4	7480	N	N	10934 NE 116TH PL
006	779655	0010	8/16/05	327500	1410	0	7	1983	3	4810	N	N	14444 101ST PL NE
006	202605	9119	3/10/03	232950	1430	0	7	1964	4	9583	N	N	13327 108TH AV NE
006	321160	0790	6/21/05	335000	1430	0	7	1969	3	9600	N	N	14137 105TH AV NE
006	375650	0520	2/2/05	317000	1430	0	7	1962	4	9576	N	N	13005 110TH AV NE
006	143790	0130	7/28/04	273000	1440	0	7	1972	3	7260	N	N	12917 111TH PL NE
006	355891	0260	12/15/05	374000	1440	0	7	1975	4	9200	N	N	10248 NE 120TH ST
006	376550	0050	5/27/04	254950	1440	0	7	1963	3	10125	N	N	10550 NE 137TH PL
006	620440	0180	11/1/05	379600	1440	510	7	1976	3	7370	N	N	14818 107TH AV NE
006	620442	0180	8/18/04	316000	1440	430	7	1978	3	9000	N	N	14931 106TH AV NE
006	620442	0180	8/19/03	275000	1440	430	7	1978	3	9000	N	N	14931 106TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	620442	0310	5/17/04	325000	1440	430	7	1978	3	8670	N	N	10502 NE 151ST ST
006	947720	1260	4/16/04	251820	1440	0	7	1977	5	5950	N	N	11223 NE 143RD CT
006	664720	0180	6/13/05	397000	1450	410	7	1979	4	7227	N	N	13211 112TH AV NE
006	138730	1410	7/19/04	290000	1460	0	7	1969	3	7350	N	N	15020 110TH AV NE
006	355880	0090	5/8/03	282000	1460	0	7	1968	4	8700	N	N	10256 NE 118TH PL
006	257030	0270	3/9/05	284425	1470	0	7	1962	4	10125	N	N	13026 104TH PL NE
006	794110	0090	11/22/05	317000	1470	0	7	1984	3	2424	N	N	10284 NE 129TH LN
006	794110	0170	7/28/05	315000	1470	0	7	1984	3	2016	N	N	10254 NE 129TH LN
006	794111	0260	5/25/05	319000	1470	0	7	1984	3	2436	N	N	10234 NE 129TH LN
006	794113	0090	4/14/05	325000	1470	0	7	1986	3	2738	N	N	12834 103RD PL NE
006	138730	0480	9/6/05	330000	1480	0	7	1976	3	8320	N	N	15403 110TH PL NE
006	257030	0250	6/18/03	259001	1480	0	7	1961	4	10625	N	N	10404 NE 131ST ST
006	355890	0410	10/20/03	320000	1480	810	7	1978	4	6300	N	N	12139 107TH AV NE
006	779655	0120	8/16/04	302500	1480	0	7	1986	3	4709	N	N	10123 NE 144TH CT
006	794113	0080	2/17/04	284000	1485	0	7	1996	3	2112	N	N	12838 103RD PL NE
006	144580	0070	9/10/04	294000	1490	0	7	1974	3	9000	N	N	12424 105TH AV NE
006	330323	0090	4/26/04	277485	1490	0	7	1972	4	5525	N	N	14048 109TH AV NE
006	355891	0230	10/26/04	337500	1490	0	7	1972	3	8750	N	N	10269 NE 121ST ST
006	664720	0090	6/18/04	299000	1490	760	7	1980	3	8316	N	N	11100 NE 132ND PL
006	794113	0030	5/13/03	246500	1490	0	7	1986	4	2292	N	N	12860 103RD PL NE
006	794114	0050	11/9/04	286000	1490	0	7	1985	3	2184	N	N	12920 103RD PL NE
006	794114	0050	1/29/03	254000	1490	0	7	1985	3	2184	N	N	12920 103RD PL NE
006	138730	0230	6/17/04	267500	1500	0	7	1976	3	5265	N	N	15312 111TH AV NE
006	321160	0210	10/12/04	289950	1500	0	7	1971	4	7210	N	N	10524 NE 140TH ST
006	814310	0310	9/9/03	244500	1500	0	7	1968	3	11223	N	N	10208 NE 140TH PL
006	138730	0050	9/2/03	288500	1510	910	7	1974	3	6400	N	N	11015 NE 150TH ST
006	138730	1830	7/25/05	317200	1510	0	7	1973	3	7600	N	N	15113 111TH AV NE
006	143790	0390	11/28/05	349950	1510	0	7	1972	3	7150	N	N	13102 111TH PL NE
006	355880	0140	3/10/05	365000	1510	260	7	1972	3	7080	N	N	11713 103RD AV NE
006	947700	1040	6/16/05	319000	1510	0	7	1967	3	7790	N	N	11315 NE 148TH ST
006	947710	0320	6/26/03	238000	1510	0	7	1968	3	7480	N	N	14113 110TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	947710	0800	3/17/05	312000	1510	0	7	1967	3	9000	N	N	14305 112TH AV NE
006	947710	1150	3/9/04	284950	1510	0	7	1968	4	8500	N	N	14306 109TH AV NE
006	947710	1210	6/2/04	289500	1510	0	7	1967	4	7344	N	N	14342 109TH AV NE
006	144580	0220	10/22/05	465000	1520	400	7	1978	4	12045	N	N	12403 105TH AV NE
006	947700	0780	7/26/04	314950	1520	0	7	1967	3	7875	N	N	11308 NE 149TH ST
006	620441	0200	3/24/05	313500	1530	0	7	1977	3	8925	N	N	10536 NE 148TH CT
006	138730	0940	6/18/03	248000	1540	0	7	1968	3	7200	N	N	10833 NE 149TH ST
006	375650	0150	2/18/03	240000	1540	0	7	1962	4	10120	N	N	12804 111TH AV NE
006	664740	0110	2/15/05	350000	1540	0	7	1982	3	12969	N	N	13405 110TH PL NE
006	947700	0080	3/3/05	319000	1540	0	7	1967	3	5175	N	N	11116 NE 146TH ST
006	947700	0510	3/7/05	289900	1540	0	7	1967	3	7200	N	N	11226 NE 145TH ST
006	947700	0510	8/13/03	252950	1540	0	7	1967	3	7200	N	N	11226 NE 145TH ST
006	138730	1810	2/20/04	260000	1550	0	7	1973	3	8096	N	N	15203 111TH AV NE
006	810660	0180	6/20/03	252000	1550	0	7	1983	3	7862	N	N	13928 113TH AV NE
006	138730	1150	9/15/04	279900	1560	0	7	1969	3	8892	N	N	15226 108TH PL NE
006	680150	0010	2/18/03	250000	1560	0	7	1978	3	9212	N	N	13119 103RD PL NE
006	779655	0130	7/27/04	309950	1560	0	7	1985	3	4341	N	N	10117 NE 144TH CT
006	779655	0140	2/20/04	310000	1560	0	7	1985	3	4344	N	N	10113 NE 144TH CT
006	620441	0090	9/1/04	286500	1570	0	7	1977	4	9100	N	N	14610 106TH AV NE
006	779655	0080	5/2/05	325000	1570	0	7	1986	3	4847	N	N	10128 NE 144TH CT
006	779655	0080	9/15/04	304500	1570	0	7	1986	3	4847	N	N	10128 NE 144TH CT
006	947700	0140	4/7/04	271752	1570	0	7	1967	3	7396	N	N	14615 112TH AV NE
006	947700	1440	9/30/05	335500	1570	0	7	1967	3	8400	N	N	14601 111TH AV NE
006	947710	0590	3/8/05	316000	1570	0	7	1968	3	9775	N	N	14248 110TH AV NE
006	144580	0160	1/24/05	324500	1580	0	7	1975	3	7128	N	N	10418 NE 125TH PL
006	144580	0170	7/14/03	248400	1580	0	7	1973	3	8170	N	N	12433 105TH AV NE
006	257030	0340	5/28/04	267500	1580	0	7	1962	3	9750	N	N	13023 105TH PL NE
006	620441	0080	4/16/03	280000	1600	810	7	1977	3	9025	N	N	14604 106TH AV NE
006	620442	0140	6/6/05	373000	1600	810	7	1978	3	8800	N	N	10550 NE 150TH CT
006	620442	0160	3/1/04	304000	1600	520	7	1978	3	8820	N	N	10555 NE 150TH CT
006	620442	0300	5/16/03	293750	1600	810	7	1978	3	7600	N	N	10506 NE 151ST ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	795505	0190	4/17/05	354000	1600	870	7	1973	3	5580	N	N	10709 NE 144TH CT
006	795506	0180	10/19/04	337500	1600	780	7	1974	3	6650	N	N	10505 NE 144TH ST
006	138730	0410	7/21/05	330000	1610	0	7	1976	3	7320	N	N	15420 110TH PL NE
006	355880	0260	9/26/05	345000	1620	0	7	1981	3	9490	N	N	10319 NE 116TH PL
006	795505	0240	5/21/04	287000	1620	0	7	1973	3	6630	N	N	10708 NE 144TH CT
006	947710	0180	11/28/05	340000	1630	0	7	1968	3	8480	N	N	10812 NE 143RD ST
006	947710	0900	10/6/03	255000	1630	0	7	1967	4	8075	N	N	14328 110TH AV NE
006	947710	1100	10/25/05	377000	1630	0	7	1967	4	7137	N	N	14249 110TH AV NE
006	947710	1200	2/16/04	262500	1630	0	7	1967	3	7344	N	N	14336 109TH AV NE
006	321160	0380	11/28/05	379950	1640	0	7	1969	4	7210	N	N	14118 107TH AV NE
006	321160	0380	8/5/05	313500	1640	0	7	1969	4	7210	N	N	14118 107TH AV NE
006	321160	0700	6/14/05	352000	1640	0	7	1969	3	6900	N	N	10706 NE 142ND ST
006	947700	0730	8/22/05	395000	1640	0	7	1967	3	8000	N	N	11346 NE 149TH ST
006	355891	0030	12/27/04	320000	1650	0	7	1973	3	8239	N	N	10216 NE 122ND ST
006	814310	0040	7/25/03	231000	1650	0	7	1968	3	6400	N	N	10346 NE 141ST ST
006	947720	0360	3/19/04	296950	1650	0	7	1977	4	8400	N	N	14144 113TH AV NE
006	355891	0270	7/29/05	358000	1660	0	7	1971	3	9250	N	N	10238 NE 120TH ST
006	620440	0120	2/18/03	257000	1670	0	7	1976	3	7884	N	N	14712 107TH AV NE
006	947700	0790	7/14/03	249900	1680	0	7	1967	3	7875	N	N	11302 NE 149TH ST
006	144580	0100	5/20/03	255000	1700	0	7	1976	4	7250	N	N	10517 NE 125TH PL
006	257030	0070	10/5/05	255000	1700	0	7	1962	3	9600	N	N	13005 104TH PL NE
006	814310	0240	2/16/05	321000	1705	0	7	1968	3	9090	N	N	14051 102ND CT NE
006	814310	0240	10/22/03	249300	1705	0	7	1968	3	9090	N	N	14051 102ND CT NE
006	920620	0340	7/12/04	299950	1710	0	7	1971	4	18900	N	N	10804 NE 134TH ST
006	355890	0400	3/10/05	484500	1720	0	7	1976	4	9300	N	N	12136 107TH AV NE
006	355890	0400	5/13/04	408000	1720	0	7	1976	4	9300	N	N	12136 107TH AV NE
006	947700	0390	7/20/05	275000	1730	0	7	1967	3	7828	N	N	11301 NE 147TH ST
006	321160	0060	9/24/03	298000	1740	0	7	1971	5	7210	N	N	14051 108TH AV NE
006	375830	0270	2/3/05	344000	1750	0	7	1966	3	9975	N	N	11830 102ND PL NE
006	814300	0630	9/2/05	340000	1760	0	7	1968	4	6150	N	N	14005 104TH PL NE
006	814300	0630	5/12/03	248000	1760	0	7	1968	4	6150	N	N	14005 104TH PL NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	691871	0140	9/15/03	335000	1790	0	7	1975	5	9100	N	N	10145 NE 143RD ST
006	771600	0020	2/18/05	308000	1790	0	7	1965	3	8640	N	N	10945 NE 116TH PL
006	947710	0280	6/8/04	319700	1790	0	7	1968	4	7200	N	N	14201 110TH AV NE
006	947710	0400	4/16/04	306500	1790	0	7	1968	3	7280	N	N	14046 110TH AV NE
006	947710	1090	12/1/05	359950	1790	0	7	1967	3	7245	N	N	14253 110TH AV NE
006	947710	1140	11/9/05	358000	1790	0	7	1968	4	7650	N	N	14300 109TH AV NE
006	947710	1140	4/3/03	254500	1790	0	7	1968	4	7650	N	N	14300 109TH AV NE
006	691873	0230	3/10/03	289000	1810	0	7	1976	4	7068	N	N	14414 102ND AV NE
006	691871	0350	12/31/03	303000	1820	0	7	1975	3	8250	N	N	14326 102ND AV NE
006	691873	0020	2/23/04	303450	1820	0	7	1976	3	8750	N	N	10144 NE 144TH PL
006	947710	0820	7/11/03	256500	1820	0	7	1967	3	7500	N	N	11027 NE 143RD ST
006	866328	0170	7/23/03	345000	1850	400	7	1960	3	21765	N	N	10635 NE 123RD ST
006	947700	1390	5/2/05	290000	1850	0	7	1967	3	8125	N	N	14711 111TH PL NE
006	355890	0530	5/28/04	355000	1870	0	7	1969	3	8400	N	N	10536 NE 122ND ST
006	947700	0800	1/30/03	270000	1880	0	7	1967	4	7875	N	N	11216 NE 149TH ST
006	947720	0630	4/30/04	307500	1890	0	7	1976	4	6868	N	N	14267 111TH AV NE
006	947720	0820	10/12/05	349950	1990	0	7	1976	3	7300	N	N	14228 111TH AV NE
006	355890	0470	10/10/05	373000	2000	0	7	1987	3	8580	N	N	12104 106TH AV NE
006	376465	0120	3/2/04	340000	2010	0	7	1998	3	4250	N	N	14436 108TH PL NE
006	947710	0510	1/18/05	326000	2060	0	7	1968	4	7565	N	N	14134 110TH AV NE
006	947700	0810	6/17/03	243000	2070	0	7	1967	3	7725	N	N	11212 NE 149TH ST
006	947710	0140	8/7/03	265000	2130	0	7	1968	3	9490	N	N	14317 109TH AV NE
006	947700	0970	8/26/05	350349	2190	0	7	1967	3	6580	N	N	14711 114TH AV NE
006	866328	0020	3/10/04	300000	2200	0	7	1983	3	7243	N	N	12325 107TH PL NE
006	312670	0005	1/10/03	310000	2260	0	7	1968	4	12000	N	N	11624 106TH AV NE
006	355890	0540	11/4/05	430000	2410	0	7	1969	3	8400	N	N	10528 NE 122ND ST
006	375660	0040	7/6/05	392300	2460	0	7	1964	4	11020	N	N	12829 109TH AV NE
006	202605	9085	12/7/05	430000	2470	0	7	1952	3	18904	N	N	14428 100TH AV NE
006	375650	0050	5/26/05	419000	2540	0	7	1962	3	9660	N	N	13034 111TH AV NE
006	376480	0550	7/6/05	385030	2780	0	7	1965	4	7000	N	N	14344 104TH AV NE
006	507790	0110	7/7/03	295500	1040	600	8	1983	3	11310	N	N	10818 NE 121ST ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	376465	0150	1/11/04	275000	1040	480	8	1998	3	4168	N	N	10825 NE 144TH CT
006	143791	0010	1/7/04	294500	1100	970	8	1974	4	7920	N	N	11330 NE 128TH ST
006	144180	0040	5/19/03	284000	1190	730	8	1975	3	7208	N	N	13541 104TH PL NE
006	507790	0120	6/9/05	453000	1200	390	8	1983	3	14442	N	N	10814 NE 121ST ST
006	507790	0100	10/14/05	485000	1210	520	8	1983	4	10558	N	N	10822 NE 121ST ST
006	507790	0100	9/17/03	326000	1210	520	8	1983	4	10558	N	N	10822 NE 121ST ST
006	143791	0250	6/25/04	338500	1230	980	8	1974	3	5100	N	N	11309 NE 129TH CT
006	144180	0050	11/8/05	397950	1230	770	8	1975	4	8560	N	N	13535 104TH PL NE
006	144180	0280	3/18/05	339900	1230	430	8	1975	3	10500	N	N	10414 NE 136TH PL
006	144180	0280	3/30/04	314900	1230	430	8	1975	3	10500	N	N	10414 NE 136TH PL
006	056530	0120	11/7/03	257500	1250	510	8	1978	3	12350	N	N	11014 NE 140TH ST
006	312670	0080	8/25/03	349000	1250	0	8	1927	5	10880	N	N	11851 108TH AV NE
006	085570	0020	7/22/05	355000	1270	500	8	1978	3	6110	N	N	10126 NE 141ST PL
006	375540	0130	9/20/05	499000	1350	720	8	1994	3	7213	N	N	12438 107TH PL NE
006	664720	0050	5/5/03	334000	1360	800	8	1992	3	8632	N	N	13240 111TH CT NE
006	056530	0160	6/21/03	289000	1370	980	8	1978	4	6000	N	N	14031 110TH PL NE
006	794070	0060	2/22/05	290000	1370	0	8	1987	3	4343	N	N	12716 102ND AV NE
006	794070	0060	7/17/03	239000	1370	0	8	1987	3	4343	N	N	12716 102ND AV NE
006	794071	0260	9/22/03	268000	1370	0	8	1987	3	3924	N	N	12604 104TH AV NE
006	794070	0180	9/10/04	275000	1380	0	8	1986	3	5756	N	N	12629 102ND AV NE
006	056530	0190	10/7/04	319950	1390	310	8	1978	3	7073	N	N	14028 110TH PL NE
006	233530	0070	12/9/03	290000	1390	490	8	1981	3	7200	N	N	14317 101ST PL NE
006	085570	0030	6/15/05	404000	1400	500	8	1978	3	6402	N	N	14134 101ST PL NE
006	085570	0210	7/29/03	280000	1420	720	8	1978	4	7138	N	N	10133 NE 141ST PL
006	101550	0050	9/21/05	405000	1490	360	8	1980	3	7128	N	N	10033 NE 140TH ST
006	144181	0050	1/5/05	310000	1490	0	8	1977	3	7000	N	N	10402 NE 135TH PL
006	144181	0140	8/1/05	405000	1500	560	8	1978	4	13814	N	N	10510 NE 135TH LN
006	143791	0100	6/29/05	460000	1530	860	8	1974	4	6300	N	N	11313 NE 129TH ST
006	143791	0200	3/1/05	352500	1530	860	8	1974	3	7225	N	N	11310 NE 129TH ST
006	143791	0270	2/27/04	279950	1530	0	8	1973	3	4950	N	N	11321 NE 129TH CT
006	289570	0060	12/17/03	285000	1530	0	8	1979	4	7575	N	N	10844 NE 135TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	355890	0640	12/16/03	445000	1580	780	8	2004	3	9180	N	N	10543 NE 122ND ST
006	056530	0110	6/23/03	295000	1600	790	8	1978	3	6435	N	N	11008 NE 140TH ST
006	056530	0140	9/23/04	350000	1600	890	8	1978	3	6960	N	N	14021 110TH PL NE
006	620443	0070	9/21/04	328000	1600	810	8	1980	3	12320	N	N	10609 NE 153RD ST
006	620443	0420	12/7/05	375000	1600	810	8	1980	3	10920	N	N	10522 NE 152ND ST
006	620443	0440	12/7/05	415000	1600	1160	8	1980	3	14400	N	N	10504 NE 152ND ST
006	620440	0490	12/21/04	325000	1610	970	8	1975	4	7350	N	N	10641 NE 145TH PL
006	001130	0030	5/13/05	434950	1620	0	8	2002	3	4510	N	N	10016 NE 42ND PL
006	001130	0030	3/13/03	341000	1620	0	8	2002	3	4510	N	N	10016 NE 42ND PL
006	794070	0140	11/18/04	324900	1630	0	8	1987	3	9581	N	N	10131 NE 126TH PL
006	794071	0230	7/2/03	294000	1630	0	8	1989	3	5250	N	N	12616 104TH AV NE
006	312670	0023	6/10/03	320000	1690	0	8	1996	3	10187	N	N	10620 NE 116TH ST
006	794070	0120	3/10/05	339000	1700	0	8	1987	3	4348	N	N	10205 NE 126TH PL
006	376465	0130	10/11/05	405000	1710	0	8	1998	3	3619	N	N	14442 108TH PL NE
006	376465	0190	11/28/05	424950	1710	0	8	1998	3	4150	N	N	14450 108TH PL NE
006	376465	0190	7/24/03	309000	1710	0	8	1998	3	4150	N	N	14450 108TH PL NE
006	101550	0200	12/10/03	293000	1760	0	8	1985	3	8066	N	N	10014 NE 141ST ST
006	620443	0380	11/21/05	405000	1760	1180	8	1980	3	11500	N	N	10616 NE 153RD ST
006	101551	0090	7/28/05	381000	1830	0	8	1983	3	8497	N	N	10029 NE 139TH ST
006	794071	0150	3/26/04	325000	1860	0	8	1988	3	4378	N	N	12648 104TH AV NE
006	101551	0020	8/2/05	391000	1880	0	8	1980	3	7215	N	N	13912 101ST PL NE
006	101551	0020	7/14/04	349500	1880	0	8	1980	3	7215	N	N	13912 101ST PL NE
006	507790	0070	6/22/05	476950	1900	0	8	1984	3	10474	N	N	10914 NE 120TH ST
006	101550	0110	2/3/04	293000	1910	0	8	1980	3	7326	N	N	14014 101ST PL NE
006	794070	0080	2/3/05	358000	1920	0	8	1986	3	4506	N	N	12704 102ND AV NE
006	794070	0100	5/10/05	376000	1920	0	8	1986	3	6873	N	N	12620 102ND AV NE
006	794070	0200	6/2/04	368000	1920	0	8	1986	3	5677	N	N	12707 102ND AV NE
006	794071	0030	10/19/04	359950	1920	0	8	1987	3	4092	N	N	10304 NE 126TH PL
006	794071	0350	12/7/05	422950	1920	0	8	1988	3	4252	N	N	10217 NE 126TH PL
006	794071	0350	10/6/04	330000	1920	0	8	1988	3	4252	N	N	10217 NE 126TH PL
006	794071	0280	9/9/05	423000	1940	0	8	1988	3	6276	N	N	10323 NE 126TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	101550	0320	11/22/04	320000	1950	0	8	1980	3	8330	N	N	10030 NE 140TH ST
006	001130	0150	2/10/04	349000	1960	0	8	2003	3	4134	N	N	10061 NE 142ND PL
006	512840	0100	7/7/04	410000	2000	440	8	1969	4	9600	N	N	11822 111TH AV NE
006	144180	0150	5/19/03	279950	2010	0	8	1976	4	7260	N	N	13529 105TH AV NE
006	376465	0020	12/27/05	455000	2010	0	8	1998	3	4307	N	N	14441 108TH PL NE
006	376465	0030	11/23/04	356800	2010	0	8	1998	3	4307	N	N	14435 108TH PL NE
006	376465	0050	7/24/03	320000	2010	0	8	1998	3	4195	N	N	14423 108TH PL NE
006	376465	0070	5/7/04	357000	2010	0	8	1998	3	4059	N	N	14411 108TH PL NE
006	101551	0120	6/4/04	350000	2030	0	8	1983	3	7365	N	N	13909 101ST PL NE
006	202555	0130	9/9/04	364950	2050	0	8	1994	3	5513	N	N	14410 113TH PL NE
006	355890	0030	1/20/04	419000	2050	0	8	1973	4	7200	N	N	11722 103RD AV NE
006	001130	0210	9/28/05	456000	2050	700	8	2003	3	4287	N	N	10005 NE 142ND PL
006	001130	0210	8/8/03	344900	2050	700	8	2003	3	4287	N	N	10005 NE 142ND PL
006	101551	0130	8/10/04	374000	2110	0	8	1980	3	6692	N	N	13919 101ST PL NE
006	001130	0050	7/27/05	539900	2160	990	8	2005	3	3949	N	N	10028 NE 142ND PL
006	144340	0100	8/18/04	372400	2180	0	8	1980	3	7215	N	N	10608 NE 125TH PL
006	001130	0010	4/8/04	360000	2230	0	8	2003	3	5868	N	N	10004 NE 142ND PL
006	001130	0140	2/26/03	349500	2250	0	8	2002	3	4089	N	N	10065 NE 142ND PL
006	202555	0010	7/23/03	419500	2260	1140	8	1994	3	6386	N	N	14427 113TH AV NE
006	312670	0007	6/29/04	378000	2260	0	8	2000	3	7208	N	N	11602 106TH AV NE
006	133027	0020	10/28/03	359950	2270	0	8	1997	3	6900	N	N	14126 108TH AV NE
006	001130	0080	12/29/03	374950	2270	0	8	2002	3	4167	N	N	10046 NE 142ND PL
006	133027	0040	5/12/03	360300	2280	0	8	1998	3	6038	N	N	10823 NE 142ND ST
006	133027	0080	8/20/04	402000	2280	0	8	1998	3	7227	N	N	10828 NE 142ND ST
006	001130	0020	9/19/05	470000	2290	0	8	2002	3	5060	N	N	10010 NE 142ND PL
006	001130	0020	7/30/03	359000	2290	0	8	2002	3	5060	N	N	10010 NE 142ND PL
006	376465	0110	6/17/05	440000	2300	0	8	1998	3	5872	N	N	14430 108TH PL NE
006	376465	0160	5/19/05	394000	2300	0	8	1998	3	5962	N	N	10828 NE 144TH CT
006	001130	0040	7/8/05	547500	2310	810	8	2005	3	4100	N	N	10022 NE 142ND PL
006	001130	0180	2/25/03	358900	2340	0	8	2003	3	5053	N	N	10045 NE 142ND PL
006	001130	0160	2/28/03	372000	2380	0	8	2003	3	4901	N	N	10057 NE 142ND PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	001130	0200	8/4/03	381000	2380	0	8	2003	3	4482	N	N	10011 NE 142ND PL
006	202555	0100	3/10/03	373000	2450	0	8	1993	3	6422	N	N	11321 NE 144TH PL
006	133027	0050	9/17/04	409000	2460	0	8	1998	3	6105	N	N	10827 NE 142ND ST
006	001130	0090	10/29/03	398000	2490	1140	8	2003	3	4167	N	N	10052 NE 142ND PL
006	001130	0130	1/20/04	405000	2500	720	8	2003	3	3802	N	N	10069 NE 142ND PL
006	001130	0060	7/27/05	567500	2590	800	8	2005	3	4574	N	N	10034 NE 142ND PL
006	001130	0190	12/2/03	379500	2610	0	8	2003	3	4020	N	N	10037 NE 142ND PL
006	001130	0170	3/26/03	367500	2750	0	8	2003	3	5947	N	N	10051 NE 142ND PL
006	152520	0060	2/19/04	430000	2000	0	9	1995	3	7251	N	N	10527 NE 119TH PL
006	202605	9181	7/16/03	363000	2090	0	9	1992	3	15790	N	N	14223 JUANITA-WOODINVILLE WY NE
006	292605	9273	1/5/05	481500	2298	0	9	1995	3	8669	N	N	12525 105TH PL NE
006	152520	0040	4/11/03	426000	2390	0	9	1995	3	7230	N	N	10521 NE 120TH ST
006	312670	0032	9/12/05	655000	2660	0	9	1996	3	10465	N	N	10618 NE 117TH PL
006	292605	9282	9/13/04	608000	2970	0	9	2004	3	7411	N	N	11220 NE 116TH PL
006	312720	0048	6/22/05	673500	3170	0	9	2005	3	7213	N	N	10414 NE 116TH ST
006	312720	0047	5/24/05	677600	3300	0	9	2005	3	7253	N	N	10428 NE 116TH ST
006	007600	0020	8/8/05	556000	1860	0	10	1999	3	9241	N	N	11229 NE 116TH PL
006	007600	0020	7/7/04	424500	1860	0	10	1999	3	9241	N	N	11229 NE 116TH PL
006	007600	0030	5/5/03	410000	1860	0	10	1999	3	9217	N	N	11231 NE 116TH PL
006	007600	0100	5/17/05	530000	1860	0	10	1999	3	5947	N	N	11211 NE 117TH ST
006	007600	0070	3/24/04	439950	2660	0	10	1999	3	5020	N	N	11634 112TH DR NE
006	007600	0090	9/1/05	620000	2660	0	10	1999	3	5947	N	N	11217 NE 117TH ST
006	007600	0140	7/18/03	480000	2660	0	10	1999	3	8760	N	N	11214 NE 117TH ST
006	007600	0040	6/23/04	515000	2720	0	10	1999	3	5295	N	N	11228 NE 116TH PL
006	007600	0110	7/19/04	574950	2720	0	10	2000	4	6082	N	N	11205 NE 117TH ST
006	007600	0130	10/25/05	669950	2720	0	10	2000	3	8742	N	N	11210 NE 117TH ST
006	007600	0150	2/23/04	482500	2720	0	10	2000	3	8796	N	N	11218 NE 117TH ST
006	312670	0042	10/1/03	552500	2720	0	10	2003	3	7353	N	N	10619 NE 117TH PL
006	312670	0046	2/13/03	580100	2910	0	10	2003	3	10377	N	N	11710 106TH AV NE
006	292605	9284	9/1/04	620000	2950	0	10	2004	3	7200	N	N	11215 NE 116TH PL
006	292605	9287	7/26/04	650000	3140	0	10	2004	3	7635	N	N	11224 NE 116TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
006	312720	0021	6/16/05	765000	3160	980	10	2003	3	7089	N	N	11721 106TH AV NE
006	312720	0021	11/12/03	579950	3160	980	10	2003	3	7089	N	N	11721 106TH AV NE
006	292605	9146	7/23/04	600000	3220	0	10	2004	3	8379	N	N	11219 NE 116TH PL
006	292605	9285	9/24/04	600000	3220	0	10	2004	3	7443	N	N	11223 NE 116TH PL
006	312670	0047	6/1/04	699950	3230	1000	10	2004	3	8675	N	N	11712 106TH AV NE
006	292605	9286	11/5/04	635000	3230	0	10	2004	3	7458	N	N	11227 NE 116TH PL
006	292605	9283	8/25/04	625000	3250	0	10	2004	3	7200	N	N	11216 NE 116TH PL
006	312670	0039	10/22/03	589900	3640	0	10	2003	3	7352	N	N	10615 NE 117TH PL
006	312670	0045	1/29/03	613000	3830	0	10	2002	3	18561	N	N	11714 106TH AV NE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
005	025500	0010	1/23/03	\$50,000	Quit Claim Deed
005	025500	0310	10/5/04	\$406,000	No Market Exposure
005	092720	0360	7/1/04	\$170,000	Non-Representative Sale
005	092720	0360	10/6/04	\$81,700	Non-Representative Sale; DOR Ratio
005	104900	0180	8/24/04	\$71,667	Quit Claim Deed
005	104900	0190	4/9/03	\$230,000	Estate Administrator, Guardian, Or Executor
005	104900	0340	3/27/03	\$185,000	Non-Representative Sale
005	104901	0790	4/28/04	\$203,000	Imp. Characteristics Changed Since Sale
005	104901	0800	3/21/03	\$187,500	Statement To DOR
005	152920	0390	3/30/05	\$108,932	Quit Claim Deed
005	155250	0030	9/13/04	\$121,326	Partial Interest (1/3, 1/2, Etc.)
005	155252	0020	10/22/03	\$287,000	Imp. Characteristics Changed Since Sale
005	155252	0050	12/3/05	\$400,000	Relocation - Sale By Service
005	155252	0050	12/3/05	\$400,000	Relocation - Sale To Service
005	162605	9035	4/18/05	\$599,500	Unfinished Area
005	162605	9144	2/22/05	\$245,000	Bankruptcy - Receiver Or Trustee
005	162605	9175	6/5/03	\$373,000	No Market Exposure
005	183991	0230	8/27/03	\$250,000	No Market Exposure
005	209580	0510	3/12/03	\$305,000	Relocation - Sale By Service
005	212605	9056	5/14/03	\$280,100	Imp. Characteristics Changed Since Sale
005	212605	9064	6/14/04	\$260,000	Related Party, Friend, Or Neighbor
005	212605	9125	7/13/04	\$270,400	1 Of Only 3 Fair Condition Homes
005	212605	9129	3/4/05	\$855,000	Diagnostic Outlier
005	212605	9170	4/8/03	\$422,000	Imp. Characteristics Changed Since Sale
005	212605	9204	5/18/04	\$365,000	Estate Administrator, Guardian, Or Executor
005	212605	9270	5/10/04	\$262,950	Non-Representative Sale
005	212605	9273	3/25/03	\$267,000	Diagnostic Outlier
005	255860	0120	8/19/04	\$307,000	Imp. Characteristics Changed Since Sale
005	255863	0040	5/10/03	\$150,000	Imp. Characteristics Changed Since Sale
005	255864	0110	6/21/03	\$295,000	Imp. Characteristics Changed Since Sale
005	255865	0150	8/5/03	\$94,646	No Market Exposure
005	255866	0220	12/2/04	\$275,000	Imp. Characteristics Changed Since Sale
005	255867	0150	5/21/03	\$52,226	Related Party, Friend, Or Neighbor
005	255871	0110	2/6/04	\$155,000	DOR Ratio
005	255873	0070	5/10/05	\$374,950	Relocation - Sale By Service
005	255873	0070	3/23/05	\$374,950	Relocation - Sale To Service
005	255873	0190	8/9/05	\$150,000	DOR Ratio
005	278793	0010	1/27/03	\$212,000	Unfinished Area
005	320540	0290	5/5/05	\$145,654	Quit Claim Deed
005	320540	0320	1/13/03	\$218,000	Imp. Characteristics Changed Since Sale
005	320550	0010	5/30/03	\$45,509	Quit Claim Deed
005	320550	0050	11/29/04	\$256,500	No Market Exposure
005	320550	0150	10/29/03	\$70,000	DOR Ratio
005	320550	0310	9/2/05	\$288,000	1 Of Only 3 Fair Condition Homes

***Improved Sales Removed from this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
005	328810	0600	5/14/04	\$284,500	Exempt From Excise Tax
005	328810	0600	9/12/03	\$211,200	Forced Sale
005	328820	0040	8/24/05	\$210,059	Quit Claim Deed
005	328820	0160	4/23/04	\$329,950	Relocation - Sale To Service
005	328820	0680	7/19/04	\$455,500	Relocation - Sale To Service
005	328830	0340	9/24/04	\$395,500	No Market Exposure
005	337430	0110	6/24/03	\$226,000	No Market Exposure
005	378700	0120	3/4/05	\$398,950	Unfinished Area
005	382550	0130	3/12/05	\$463,000	Relocation - Sale To Service
005	387500	0080	4/13/05	\$426,000	1031 Trade
005	387500	0100	10/4/05	\$325,717	Diagnostic Outlier
005	387500	0110	8/5/03	\$326,304	No Market Exposure; Statement To Dor
005	387600	0010	10/31/03	\$216,000	Tenant
005	387600	0020	12/16/03	\$300,000	Imp. Characteristics Changed Since Sale
005	387600	0020	6/10/03	\$235,950	Imp. Characteristics Changed Since Sale
005	387600	0480	2/17/05	\$270,000	Bankruptcy - Receiver Or Trustee
005	387600	0490	7/9/03	\$237,939	No Market Exposure
005	387600	0710	3/26/03	\$232,000	Related Party, Friend, Or Neighbor;
005	387600	1560	12/15/03	\$375,000	No Market Exposure
005	387600	1660	7/28/04	\$320,000	Related Party, Friend, Or Neighbor
005	387600	1770	1/29/03	\$220,000	Corporate Affiliates; No Market Exposure
005	387610	0670	2/13/03	\$294,000	No Market Exposure
005	387610	0880	1/2/04	\$325,000	Estate Administrator, Guardian, Or Executor
005	387610	1030	6/2/03	\$324,400	Imp. Characteristics Changed Since Sale
005	387620	0160	4/20/04	\$242,900	Government Agency; Exempt From Excise Tax
005	387620	0170	8/6/03	\$250,000	Forced Sale
005	387620	0290	9/22/03	\$280,000	No Market Exposure
005	387620	1010	5/26/05	\$135,624	Quit Claim Deed
005	387630	0670	10/3/03	\$63,600	Related Party, Friend, Or Neighbor
005	387630	0910	6/23/05	\$55,049	Quit Claim Deed
005	387630	1410	4/22/05	\$335,000	Estate Administrator, Guardian, Or Executor
005	387631	0380	5/27/03	\$252,000	Imp. Characteristics Changed Since Sale
005	387631	0470	1/31/03	\$46,750	Related Party, Friend, Or Neighbor
005	387631	0540	9/1/04	\$100,208	Quit Claim Deed
005	387631	0730	12/4/03	\$102,331	Quit Claim Deed
005	387631	1130	11/9/04	\$220,000	Related Party, Friend, Or Neighbor
005	387631	1130	7/31/03	\$77,996	Related Party, Friend, Or Neighbor
005	387631	1790	11/4/05	\$115,406	DOR Ratio
005	387631	1830	3/15/05	\$255,000	Estate Administrator, Guardian, Or Executor
005	387631	2020	5/21/03	\$201,925	Non-Representative Sale
005	387631	2440	4/18/03	\$230,000	Imp. Characteristics Changed Since Sale
005	387631	3290	10/13/03	\$86,364	Quit Claim Deed
005	387648	0010	9/16/03	\$264,675	Non-Representative Sale
005	387648	0180	9/28/04	\$231,835	Diagnostic Outlier
005	387680	0290	5/19/04	\$235,000	Imp. Characteristics Changed Since Sale

***Improved Sales Removed from this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
005	387680	0320	6/22/05	\$101,132	Quit Claim Deed
005	387681	0150	1/19/05	\$237,600	Estate Administrator, Guardian, Or Executor
005	670660	0015	2/14/04	\$100,656	DOR Ratio
005	670660	0220	2/10/03	\$170,000	No Market Exposure
005	701600	0410	3/19/03	\$269,950	Estate Administrator, Guardian, Or Executor
005	701610	0200	9/28/05	\$335,000	1031 Trade
005	701620	0200	6/6/05	\$275,000	Diagnostic Outlier
005	701620	0440	5/19/03	\$270,000	Relocation - Sale By Service
005	701631	0030	3/3/04	\$305,000	Bankruptcy - Receiver Or Trustee
005	701631	0330	3/16/05	\$310,500	Bankruptcy - Receiver Or Trustee
005	815960	0380	9/23/05	\$495,000	Relocation - Sale To Service
005	866320	0110	5/23/05	\$339,900	Imp. Characteristics Changed Since Sale
005	868050	0060	8/17/05	\$510,000	Relocation - Sale To Service
005	868050	0160	2/20/04	\$206,140	Related Party, Friend, Or Neighbor
005	894640	0180	12/23/03	\$340,000	Relocation - Sale By Service
005	946591	0230	6/4/03	\$399,950	Relocation - Sale By Service
005	946591	0350	4/19/05	\$191,700	Quit Claim Deed
005	946670	0060	2/21/05	\$463,000	Estate Administrator, Guardian, Or Executor
005	946670	0230	3/9/03	\$375,000	Relocation - Sale By Service
005	946670	0310	10/7/03	\$361,300	Duplicate Sale
005	954290	0350	8/25/04	\$200,000	Related Party, Friend, Or Neighbor
006	001130	0120	8/2/05	\$567,500	%Compl Activepermitbeforesale>25K
006	101550	0160	7/1/04	\$339,000	Estate Administrator, Guardian, Or Executor
006	138730	0130	10/27/04	\$258,000	Imp. Characteristics Changed Since Sale
006	138730	0220	1/19/04	\$239,955	Imp. Characteristics Changed Since Sale
006	138730	0250	10/27/05	\$317,000	1031 Trade
006	138730	0620	8/13/04	\$250,000	No Market Exposure
006	138730	0620	5/7/04	\$213,000	No Market Exposure
006	138730	1230	9/27/05	\$325,000	Estate Administrator, Guardian, Or Executor
006	138730	1330	10/3/03	\$220,000	Related Party, Friend, Or Neighbor
006	139550	0090	9/26/03	\$205,000	Non-Representative Sale
006	143791	0100	11/29/04	\$264,000	Imp. Characteristics Changed Since Sale
006	144580	0030	5/5/03	\$251,500	No Market Exposure
006	144580	0220	12/16/04	\$335,000	Imp. Characteristics Changed Since Sale
006	202555	0220	9/9/04	\$173,000	Quit Claim Deed
006	202605	9081	12/9/04	\$385,000	Estate Administrator, Guardian, Or Executor
006	257030	0340	3/8/04	\$267,500	Relocation - Sale To Service
006	292605	9146	7/25/03	\$195,750	Related Party, Friend, Or Neighbor
006	292605	9196	4/17/03	\$107,051	Quit Claim Deed
006	292605	9285	8/18/03	\$195,750	Related Party, Friend, Or Neighbor
006	292605	9286	8/18/03	\$198,450	Related Party, Friend, Or Neighbor
006	292605	9287	8/18/03	\$198,450	Related Party, Friend, Or Neighbor
006	312670	0060	11/25/03	\$290,000	Relocation - Sale By Service
006	312670	0060	9/29/03	\$290,000	Relocation - Sale To Service
006	312720	0020	3/1/05	\$255,000	Imp. Characteristics Changed Since Sale

***Improved Sales Removed from this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
006	312720	0045	11/8/05	\$874,500	%Compl Activepermitbeforesale>25K
006	312720	0046	8/19/05	\$673,500	%Compl Activepermitbeforesale>25K
006	321160	0070	6/27/03	\$222,000	No Market Exposure
006	321160	0260	12/13/04	\$102,000	Quit Claim Deed
006	321160	0350	5/28/04	\$362,000	Government Agency; Exempt From Excise Tax
006	321160	0850	6/13/05	\$381,000	Imp. Characteristics Changed Since Sale
006	321160	0850	2/10/05	\$305,000	Imp. Characteristics Changed Since Sale
006	330323	0020	3/12/05	\$88,147	Quit Claim Deed
006	330323	0300	12/22/04	\$236,000	Imp. Characteristics Changed Since Sale
006	355890	0110	12/10/03	\$237,500	No Market Exposure
006	355890	0400	12/4/03	\$269,950	Imp. Characteristics Changed Since Sale
006	355890	0430	6/7/05	\$220,314	Partial Interest (1/3, 1/2, Etc.)
006	355890	0500	6/25/04	\$88,114	Quit Claim Deed
006	355890	0640	1/1/03	\$235,000	Imp. Characteristics Changed Since Sale
006	355891	0260	12/15/05	\$374,000	Duplicate Sale
006	375470	0280	8/12/03	\$225,000	Related Party, Friend, Or Neighbor
006	375650	0050	10/26/04	\$291,500	Imp. Characteristics Changed Since Sale
006	375650	0060	1/30/03	\$247,000	Estate Administrator, Guardian, Or Executor
006	375650	0290	6/9/04	\$275,000	Related Party, Friend, Or Neighbor
006	375650	0540	10/25/05	\$279,000	1 Of Only 3 Fair Condition Homes
006	375650	0620	3/31/03	\$176,500	No Market Exposure; Statement To Dor
006	375660	0240	11/7/05	\$200,000	Diagnostic Outlier
006	376530	0060	10/28/04	\$64,357	Quit Claim Deed
006	376540	0130	8/11/03	\$87,905	Quit Claim Deed
006	512840	0040	1/4/05	\$320,000	Imp. Characteristics Changed Since Sale
006	512840	0110	3/5/03	\$23,684	Quit Claim Deed
006	525890	0020	8/23/04	\$279,000	Diagnostic Outlier
006	620440	0370	7/11/03	\$298,500	Imp. Characteristics Changed Since Sale
006	620440	0450	10/25/04	\$307,000	Estate Administrator, Guardian, Or Executor
006	620443	0430	3/2/04	\$270,000	Imp. Characteristics Changed Since Sale
006	664740	0120	2/7/03	\$251,000	Imp. Characteristics Changed Since Sale
006	664740	0160	11/17/03	\$68,500	DOR Ratio
006	691873	0190	8/27/03	\$250,000	No Market Exposure
006	691873	0220	6/22/05	\$316,200	Bankruptcy - Receiver Or Trustee
006	742411	0120	7/7/03	\$22,000	Related Party, Friend, Or Neighbor
006	771600	0040	1/12/04	\$237,500	Estate Administrator, Guardian, Or Executor
006	771610	0210	1/14/04	\$235,000	No Market Exposure
006	771610	0230	5/30/03	\$180,000	Related Party, Friend, Or Neighbor
006	794071	0090	5/6/03	\$274,000	No Market Exposure
006	794110	0240	6/19/03	\$208,000	No Market Exposure
006	794112	0080	3/5/03	\$230,000	Relocation - Sale By Service
006	794114	0050	8/31/04	\$246,600	Exempt From Excise Tax
006	795505	0210	4/10/03	\$259,000	No Market Exposure
006	795506	0140	4/27/04	\$285,000	Estate Administrator, Guardian, Or Executor
006	814300	0110	4/14/04	\$220,000	Bankruptcy - Receiver Or Trustee

***Improved Sales Removed from this Annual Update Analysis***  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
006	814300	0130	3/27/03	\$205,500	No Market Exposure
006	814300	0130	3/21/03	\$91,012	Partial Interest (1/3, 1/2, Etc.)
006	814300	0180	3/12/03	\$117,885	Related Party, Friend, Or Neighbor
006	814310	0130	8/22/03	\$96,657	No Market Exposure
006	814310	0280	12/21/05	\$115,000	DOR Ratio
006	814310	0470	11/29/04	\$286,000	Estate Administrator, Guardian, Or Executor
006	814310	0610	1/12/05	\$213,800	Diagnostic Outlier
006	920620	0260	12/10/04	\$204,000	Imp. Characteristics Changed Since Sale
006	947700	0700	4/21/04	\$39,134	Quit Claim Deed
006	947700	1210	10/5/05	\$306,400	Related Party, Friend, Or Neighbor
006	947710	0870	2/6/04	\$250,000	Obsolescence
006	947720	0630	4/24/04	\$307,500	Relocation - Sale To Service
006	947720	0650	6/23/04	\$163,829	Related Party, Friend, Or Neighbor
006	947720	1250	1/6/03	\$231,600	No Market Exposure
006	947720	1450	5/25/05	\$250,000	Related Party, Friend, Or Neighbor
006	947720	1540	7/30/03	\$87,599	Related Party, Friend, Or Neighbor

***Mobile Home Sales Used in this Annual Update Analysis***  
**Area 73**

<b>Sub</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Total Area</b>	<b>Grade</b>	<b>Year Built</b>	<b>Condition</b>	<b>Lot Size</b>	<b>View</b>	<b>Address</b>
005	951120	0470	1/5/05	170000	1080	AVERAGE	1986	AVERAGE	5004	N	17128 117th Ct NE
005	951120	0010	5/5/03	140000	1152	AVERAGE	1978	AVERAGE	8011	N	17322 119th Avenue NE
005	951120	0090	2/19/03	175000	1152	AVERAGE	1978	GOOD	5680	Y	17118 119th Avenue NE
005	951120	0060	7/20/04	146500	1248	AVERAGE	1978	AVERAGE	5581	Y	17210 119th Avenue NE
005	951120	0320	7/27/04	155000	1248	AVERAGE	1978	AVERAGE	6473	Y	17004 Woodcrest Dr NE
005	951120	0590	2/18/04	154950	1248	AVERAGE	1985	AVERAGE	5648	N	17135 117th Ct NE
005	951120	1030	12/14/04	170000	1248	AVERAGE	1985	AVERAGE	5025	N	17231 119th AV NE
005	951120	0580	11/7/05	200000	1296	AVERAGE	1986	AVERAGE	4099	N	17131 117th Ct NE
005	951120	1040	10/12/04	185000	1326	AVERAGE	1984	AVERAGE	5008	N	17235 119th AV NE
005	951120	0350	7/21/05	197500	1344	AVERAGE	1979	AVERAGE	6534	N	17017 118th Ct NE
005	951120	1490	7/13/05	190000	1400	AVERAGE	1989	AVERAGE	5128	Y	17369 Woodcrest Dr NE
005	951120	1060	2/18/05	167500	1421	AVERAGE	1983	AVERAGE	5030	Y	17342 Woodcrest Dr NE
005	951120	1220	11/18/05	178000	1440	AVERAGE	1979	AVERAGE	5524	N	17218 Woodcrest Dr NE
005	951120	1180	2/17/04	155000	1456	AVERAGE	1985	AVERAGE	6168	N	17306 Woodcrest Dr NE
005	951120	0480	9/17/03	192950	1456	AVERAGE	1985	GOOD	6009	N	17120 117th Ct NE
005	951120	0300	6/25/03	180000	1536	AVERAGE	1979	AVERAGE	6567	Y	17018 Woodcrest Dr NE
005	951120	0740	8/26/05	150000	1536	AVERAGE	1978	AVERAGE	5899	Y	17042 Woodcrest Dr NE
005	951120	1140	4/4/04	172500	1568	AVERAGE	1989	AVERAGE	5510	N	17314 Woodcrest Dr NE
005	951120	0560	5/5/04	189950	1701	AVERAGE	1983	AVERAGE	5851	N	17123 117th Ct NE
005	951120	0950	9/8/04	225000	1716	AVERAGE	1989	AVERAGE	6603	Y	17219 119th AV NE
005	951120	1480	5/27/05	220000	1716	AVERAGE	1985	AVERAGE	7035	Y	17367 Woodcrest Dr NE
005	951120	0530	1/3/03	180340	1782	AVERAGE	1989	AVERAGE	7281	N	17107 117th Ct NE
005	951120	1430	9/17/03	190500	1848	AVERAGE	1983	GOOD	5910	Y	17351 Woodcrest Dr NE
005	951120	0410	9/23/03	149000	1876	AVERAGE	1978	AVERAGE	8123	N	17121 Woodcrest Dr NE
005	951120	0710	5/19/04	133500	952	FAIR	1978	AVERAGE	5836	Y	17052 Woodcrest Dr NE
005	951120	0050	6/6/03	175000	1568	GOOD	1984	AVERAGE	8147	N	17216 119th Avenue NE
005	951120	0280	12/19/05	223000	1968	GOOD	1982	AVERAGE	6126	Y	17045 Woodcrest Dr NE

**Mobile Home Sales Removed from this Annual Update Analysis**  
**Area 73**  
**(1 to 3 Unit Residences)**

<b>Sub</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
005	951120	0920	10/7/04	132000	NO MARKET EXPOSURE
005	951120	0100	7/10/03	20000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	951120	0350	9/6/03	87500	RELATED PARTY, FRIEND, OR NEIGHBOR



**King County**  
**Department of Assessments**  
King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195      FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble**  
**Assessor**

## MEMORANDUM

DATE: February 15, 2006

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2006 Revaluation for 2007 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr